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LEGAL LISTINGS

COURT NOTICES

THE DISCIPLINARY BOARD OF THE SUPREME COURT OF PENNSYLVANIA [204 PA. CODE CHS 81 and 87]

Proposed Amendments to the Rules of Professional Conduct and Disciplinary Board Rules
and Procedures Relating to Lawyer Succession Planning

Notice of Proposed Rulemaking

Notice is hereby given that The Disciplinary Board of the Supreme Court of Pennsylvania (the “Board”) is considering recommending to the Supreme Court of Pennsylvania amendments to the Rules of Professional Conduct and Disciplinary Board Rules and Procedures to require that every active lawyer in private practice in Pennsylvania maintain a written succession plan.

EXPLANATORY REPORT

New Rule of Professional Conduct 1.20

Pennsylvania’s current Rules of Professional Conduct do not mandate that private practice lawyers maintain a succession plan¹, yet the Board recognizes that such planning is essential. The future is unpredictable and lawyers must strive to lessen the impact of unexpected interruption to their relationships with clients by proactively protecting the clients’ interests in the event of the attorney’s death, disability, or other unanticipated absence. A succession plan helps ensure a smooth transition of client files and ease chaos in times of crisis.

Proposed Rule of Professional Conduct (“RPC”) 1.20 governs lawyer succession planning. Subdivision (a) provides that every active lawyer in private practice in Pennsylvania have a written succession plan. This subdivision sets forth the minimum requirements of the plan, which should include: (1) the identity of the lawyer or law firm designated to carry out the plan; (2) the location of information necessary to access the designating lawyer’s pertinent records; and (3) information on the designating lawyer’s trust and operating accounts and corresponding records. Subdivision (b) requires that the designating lawyer notify the assisting lawyer and obtain that lawyer’s written consent to act as the assisting lawyer. The designating lawyer must also inform clients of the existence of the succession plan. Subdivision (c) addresses the liability of the assisting lawyer, and provides that the rule is not intended to create liability, but rather any such liability is determined by the terms of the agreement between the designating lawyer and the assisting lawyer.

The commentary following the rule text provides guidance to practitioners on implementing a succession plan tailored to the lawyer’s particular circumstances and offers examples to demonstrate that there can be flexibility in crafting the plan. As well, the commentary gives guidance to lawyers who practice in firm settings that include other Pennsylvania-admitted lawyers in good standing, that they may designate the firm as the successor, and reminds lawyers of the obligation to notify clients of the succession plan, preferably by including the information in the engagement or retainer agreement.

Disciplinary Board Rule § 87.7(b)

A revision to the Disciplinary Board Rules would permit Office of Disciplinary Counsel to ask respondent-attorneys about their compliance with new Rule 1.20 as part of the process of sending a DB-7 Letter (Request for Statement of Respondent’s Position) during ODC’s investigation of a matter, as well as request that the respondent-attorney produce the succession plan. This proposed rule change gives Disciplinary Counsel the opportunity to discuss the requirements of succession planning with a respondent-attorney and allow for an educational opportunity.

Interested persons are invited to submit written comments, suggestions or objections by mail, email or facsimile to the Executive Office, The Disciplinary Board of the Supreme Court of Pennsylvania, 601 Commonwealth Avenue, Suite 5600, PO Box 62625, Harrisburg, PA 17106-2625, facsimile number (717-231-3381), email address Dboard.comments@pacourts.us on or before May 1, 2024.

By The Disciplinary Board of the
Supreme Court of Pennsylvania

JESSE G. HEREDA
Executive Director

Annex A

PENNSYLVANIA RULES OF PROFESSIONAL CONDUCT

Rule 1.20 Lawyer Succession Planning

(a) Succession plan. Every active lawyer in private practice in Pennsylvania (the “designating lawyer”) must have a written succession plan, either alone or as part of a law firm plan, specifying the steps to be taken in the event of the designating lawyer’s extended incapacity from practicing law, or

the designating lawyer’s disability or death. At a minimum, the plan must include the following: (1) the identity of the lawyer or law firm designated to carry out the terms of the succession plan (the “assisting lawyer”); (2) the location of information necessary to access the designating lawyer’s current list of active clients, client files, and other client information including computer and other relevant passwords; and (3) information on the designating lawyer’s trust and operating accounts and corresponding records.

(b) Notice of plan. The designating lawyer must notify the assisting lawyer of, and the assisting lawyer must consent to, the designation as an assisting lawyer in a writing signed by the designating lawyer and the assisting lawyer, or by electronic communication acknowledged by both the designating lawyer and the assisting lawyer. Designating lawyers must also notify their clients of the existence of the succession plan.

(c) Liability of Assisting Lawyer. If the assisting lawyer forms an attorney-client relationship with the designating lawyer’s clients, the assisting lawyer will be subject to the existing rules and duties attendant to the attorney-client relationship. Otherwise, this rule is not intended to create liability between the assisting lawyer and the clients of the designating lawyer. Any liability between the designating and assisting lawyers shall be determined by the terms of the agreement between them.

Comment:

[1] When a lawyer is unexpectedly unable to practice for an extended period of time, the lawyer’s clients, staff, and practice are at risk of significant harm. By taking proactive steps to plan for an unexpected interruption in practice, including implementation of a succession plan, a designating lawyer can avert or mitigate such harm. The goal of succession planning is to protect the interests of the designating lawyer’s current clients by creating and implementing a succession plan to take effect when the designating lawyer is unable to practice law due to extended incapacity, or the lawyer’s disability or death. The incapacity of the designating lawyer may be temporary or permanent.

[2] The level of sophistication of a succession plan should be determined by each designating lawyer’s or law firm’s circumstance. For example, as part of the succession plan the designating lawyer can arrange for the assisting lawyer to take steps to promptly distribute the client matters, including any trust funds due to the clients, directly to the clients or to other lawyers chosen by the clients. Alternatively, the designating lawyer may draft the plan such that, with the clients’ consent, the assisting lawyer will assume responsibility for the interests of the designating lawyer’s clients, subject to the right of the clients to retain a different lawyer or law firm other than the assisting lawyer. Some designating lawyers may choose to designate more than one lawyer or a pool of lawyers as the assisting lawyer. These examples are not meant to be exhaustive or exclusive, but rather to suggest that there is great flexibility allowed by the rule in the crafting of the succession plan.

[3] If the designating lawyer is a member of a law firm that includes other Pennsylvania-admitted lawyers in good standing, the designating lawyer may designate the firm as the assisting lawyer.

[4] The designating lawyer must notify his or her clients of the existence of the lawyer’s succession plan. Preferably this should be done by including the information in the engagement or retainer agreement.

DISCIPLINARY BOARD RULES AND PROCEDURES

§ 87.7. Notification to respondent-attorney of complaint and duty to respond; duty to produce Pa.R.P.C. 1.15’s required records and effect of failure to produce.

(b) *Transmission of notice.* Except as provided in subsection (a) of this section, the district office shall prepare and forward to the respondent-attorney Form DB 7 (Request for Statement of Respondent’s Position), advising the respondent-attorney of:

(1) the nature of the grievance and if the investigation has not been initiated by the Office of Disciplinary Counsel pursuant to § 87.1(b) (relating to initiation of investigations), the name and address of the complainant; and

Court Notices continues on 6

I N S I D E

Common Pleas Court:
3 Civil Listings
4 Criminal Listings
8 Election Notice
3 Family Court
5 Municipal Court

6 Orphans’ Court
7 Public Notices
9 Tax Sale
6 U.S. Court of Appeals
6 U.S. District Court
2 Trial List

DISTRICT COURT

NOTICE

1. Counsel shall promptly notify the deputy clerk to each judge before whom he/she has a case listed upon becoming attached for trial in another court. To be accorded recognition, a busy slip, using the designated form, MUST be filed in Room 2609 before 1 p.m. on the day after counsel becomes attached.

2. Cases in the trial pools do not necessarily appear in the order in which they will be called. Counsel should therefore be ready to begin trial upon receiving telephone call notice, subject to the following:

(a) Counsel whose cases are in the pools will be given 48 hours’ notice, if feasible, but not less than 24 hours notice to ready for trial with witnesses.

(b) It is counsel’s responsibility to check with each judge’s deputy clerk on the status and movement of criminal and civil cases in that judge’s pool.

(c) Counsel will not be required to commence trial less than 24 hours after completing trial of another case.

J. SANCHEZ
Chief Judge

SANCHEZ, CH.J.

Scheduling Courtroom Deputy: Nancy DeLisle
Phone: (267) 299-7789
ESR/Courtroom Deputy: Stacy Wertz
Phone: (267) 299-7781

MONDAY, MARCH 4, 2024
Final Pretrial Conference

10:30 A.M.
23-cv-2944
STATE FARM FIRE & CASUALTY CO.

WEDNESDAY, MARCH 6, 2024

Revocation Superv Rls-FinalHrg

11:30 A.M.
19-cr-0636
USA v. SCOTT-HARPER

G.E.K. PRATTER, J.

Courtroom/Criminal Deputy: Mike Coyle
Phone: (267) 299-7359

FRIDAY, MARCH 1, 2024
Pretrial Conference/Hearing

01:00 P.M.
23-cv-2988
AMOUZOU v. COUNTY OF DELAWARE

MONDAY, MARCH 4, 2024
Motion Hearing

02:00 P.M.
23-cv-2869
FREDERICK MUTUAL INSURANCE CO.

TUESDAY, MARCH 5, 2024
Sentencing

10:00 A.M.
18-cr-0101
USA v. BROWN

21-cr-0398
USA v. BROWN

THURSDAY, MARCH 7, 2024
Status Conference/Hearing

10:00 A.M.
19-cv-1175
VALENTIN v. PHILADELPHIA COUNT

P.S. DIAMOND, J.

Courtroom 14-A

Secretary/Courtroom Deputy: Richard Thieme
Phone: (267) 299-7730
Criminal Courtroom Deputy: Lenora Kashner Wittje
Phone: (267) 299-7739r

THURSDAY, FEBRUARY 29, 2024

Sentencing

02:00 P.M.
20-cr-0132
USA v. CARTHON

MONDAY, MARCH 4, 2024
Sentencing

02:00 P.M.
20-cr-0320
USA v. SALERNO

TUESDAY, MARCH 5, 2024
Revocation Superv Rls-FinalHrg

11:00 A.M.
08-cr-0609
USA v. ALLEN

Sentencing

02:00 P.M.
23-cr-0265
USA v. JAMES

11:00 A.M.
20-cr-0003
USA v. PEARLMAN

WEDNESDAY, MARCH 6, 2024

Pretrial Conference/Hearing

02:00 P.M.
23-cr-0310
USA v. WATSON

THURSDAY, MARCH 7, 2024
Pretrial

Conference/Hearing

11:00 A.M.
22-cr-0064
USA v. DIXON

M.S. GOLDBERG, J.

THURSDAY, FEBRUARY 29, 2024

Motion Hearing

10:00 A.M.
24-cv-0612
UNITED STATES OF AMERICA v. Di

MONDAY, MARCH 4, 2024
Evidentiary Hearing

10:00 A.M.
23-cr-0181
USA v. MILLER

23-cr-0181
USA v. RIGHTER

TUESDAY, MARCH 5, 2024
Arbitration Hearing

09:30 A.M.
23-cv-0900
KELEHER et al v. STATE FARM FI

Final Pretrial Conference

10:00 A.M.
19-cv-4685
POWERS v. SOUTHEASTERN PENNSYL

Sentencing

03:00 P.M.
22-cr-0011
USA v. FECONDO

QUINONES ALEJANDRO, J.

Courtroom 8B

Secretary/Civil Deputy: Nicole Phillippi
(267) 299-7460
Criminal Deputy Clerk, Rosalind Burton-Hoop
(267) 299-7467

SCHMEHL, J.

Criminal Deputy Tanya L. Allender
Phone: 610-320-5030
Secretary/civil Deputy: Barbara A. Crossley
Phone: 610-320-5099
The Gateway Building
201 Penn St.
Room 518
Reading, PA 19601
3rd flr., Rm. 3041 when in Phila.

THURSDAY, FEBRUARY 29, 2024

Sentencing

10:00 A.M.
22-cr-0273
USA v. PERNA

MONDAY, MARCH 4, 2024
Change of Plea Hearing

11:00 A.M.
23-cr-0415
USA v. MARTINEZ MADERA

Sentencing

02:00 P.M.
19-cr-0064
USA v. FIOCCA

THURSDAY, MARCH 7, 2024
Change of Plea Hearing

10:00 A.M.
23-cr-0075
USA v. LARUSSO

G.A. MCHUGH, J.

Civil Deputy: Patricia Clark
Phone: 267 299-7301
Criminal Deputy: Christian Henry
Phone: 267-299-7307

MONDAY, MARCH 4, 2024

Jury Trial

09:30 A.M.
20-cr-0045
USA v. ISLAM

20-cr-0045
USA v. DAWAN

TUESDAY, MARCH 5, 2024
Arbitration Hearing

09:30 A.M.
22-cv-4749
TYSON v. WANAMAKER et al

BETLESTONE, J.

Courtroom 3B

Civil Deputy Aaris Wilson
(267) 299-7450,
Criminal Deputy Nelson Malave
(267) 299-7459

FRIDAY, MARCH 1, 2024
Final Pretrial Conference

04:30 P.M.
22-cv-2223
GLOUKHOVA v. CSL BEHRING LLC

MONDAY, MARCH 4, 2024
Trial Date

09:00 A.M.
22-cv-2223
GLOUKHOVA v. CSL BEHRING LLC

KEARNEY, J.

Deputy Clerk: Ulrike Hevener
(267) 299-7688

THURSDAY, FEBRUARY 29, 2024

Revocation Superv Rls-FinalHrg

09:00 A.M.
20-cr-0272
USA v. JOHNSON

MONDAY, MARCH 4, 2024
Status Conference/Hearing

02:30 P.M.
23-cr-0037
USA v. CLOUDEN

TUESDAY, MARCH 5, 2024
Motion Hearing

08:45 A.M.
14-cr-0209
USA v. MOORE

Sentencing

12:00 P.M.
21-cr-0381
USA v. PROPER

WEDNESDAY, MARCH 6, 2024

Status Conference/Hearing

02:30 P.M.
24-cr-0033
USA v. MAACK

PAPPERT, J.

Civil Deputy Katie Furphy
(267) 299-7530
Criminal Deputy Jeff Lucini
(267) 299-7537

FRIDAY, MARCH 1, 2024
Sentencing

10:00 A.M.
23-cr-0077
USA v. JOHNSON

WEDNESDAY, MARCH 6, 2024

Telephone Conference

02:00 P.M.
22-cv-3985
WILMINGTON TRUST, NATIONAL ASS

J.F. LEESON, JR., J.

Civil Duputy Clerk: Diane J. Abeles
(610) 391-7020
Criminal Deputy: Justin F. Wood
(610) 776-6118
Chambers of the Honorable Joseph F. Leeson, Jr.,
United States District Court
Eastern District of PA.
Edward N. Cahn U.S. Courthouse, Suite 3401
504 W. Hamilton St.
Allentown, PA 18101
4th Flr., Rm. 4000 when in Phila.

C.F. KENNEY, J.

Criminal Deputy: Christopher Kurek
phone 267-299-7549
Civil Deputy: Shelli MacElderly
phone 267-299-7540
Chambers of the Honorable Chad F. Kenney.,
United States District Court
Eastern District of PA.

MONDAY, MARCH 4, 2024
Change of Plea Hearing

02:00 P.M.
19-cr-0307

TUESDAY, MARCH 5, 2024
Pretrial Conference/Hearing

09:30 A.M.
24-cv-0111
AVETIAN v. UNUM LIFE INSURANCE

WEDNESDAY, MARCH 6, 2024

Motion Hearing

09:00 A.M.
23-cv-1963
335 Righters Ferry Road LP v.

Pretrial Conference/Hearing

09:30 A.M.
23-cv-1963
335 Righters Ferry Road LP v.

J.D. WOLSON, J.

Civil Deputy: Jeannine Abed
Phone: (267) 299-7321
Criminal Deputy: Laura Buenzle
Phone: (267)299-7239

MONDAY, MARCH 4, 2024
Jury Trial

09:30 A.M.
22-cr-0402
USA v. MCGUIRE

J.M. YOUNGE, J.

Courtroom A

Criminal Courtroom Deputy: Andrew Follmer
Phone: 267-299-7369
Civil Courtroom Deputy: Dedra Brannan
Phone: 267-299-7360

K. S.. MARSTON, J.

Courtroom TBA

Courtroom Deputy/Criminal: Lara Karlson
phone: 267-299-7379

WEDNESDAY, MARCH 6, 2024

Show Cause Hearing

02:00 P.M.
20-cv-4915
MARKS v. Unique Lifestyle Vaca

THURSDAY, MARCH 7, 2024
Motion Hearing

02:00 P.M.
23-cr-0498
USA v. BAILEY

THURSDAY, MARCH 7, 2024
Status Conference/Hearing

11:00 A.M.
23-cv-1224
ACEVEDO v. CITY OF READING et

J. M. GALLAGHER, J.

Courtroom TBA

Courtroom Deputy/Criminal: Christine Stein
phone: 610-391-7012
Courtroom Deputy Civil: Brian Dixon
phone: 610-434-3457

THURSDAY, FEBRUARY 29, 2024

Pretrial Conference/Hearing

02:00 P.M.
23-cv-3407
VONNIEDA-LAGRASSA et al v. NAT

TUESDAY, MARCH 5, 2024
Sentencing

09:30 A.M.
22-cr-0157
USA v. NICOLAI

WEDNESDAY, MARCH 6, 2024

Final Pretrial Conference

01:30 P.M.
23-cv-0634
HENDERSON v. KAZI FOODS OF NEW

PEREZ, J.

COURTHROOM 3H

Courtroom Deupty Danielle Hughes
267-299-7420

THURSDAY, FEBRUARY 29, 2024

Arbitration Hearing

09:30 A.M.
23-cv-0004
DOMINIAK v. PETSMART, INC.

The Legal Intelligencer

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HODGE, J.	
MURPHY, J.	
THURSDAY, FEBRUARY 29, 2024 Change of Plea Hearing 02:00 P.M. 22-cr-0415 USA v. JONES	
TUESDAY, MARCH 5, 2024 Motion Hearing 02:00 P.M. 23-cv-3154 EZSHOOT LLC v. THE INDIVIDUALS	
Revocation Probation-Final Hrg 10:00 A.M. 23-cr-0306 USA v. KOSTOLSKY	
THURSDAY, MARCH 7, 2024 Pretrial Conference/Hearing 12:00 P.M. 23-cr-0475 USA v. SCHOBEL	
SCOTT, J. Courtroom TBA Courtroom Deputy: Sue Flaherty Phone: 267-299-7598	
H. BARTLE, III, S.J.	
MONDAY, MARCH 4, 2024 Conference 09:30 A.M. 24-cv-0144 ARDEX LABORATORIES, INC. et al	
Motion Hearing 09:30 A.M. 24-cv-0144 ARDEX LABORATORIES, INC. et al	
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Revocation Superv Rls-FinalHrg 10:00 A.M. 96-cr-0245 USA v. CANTERO	
J. R. PADOVA, S.J. Courtroom 17B Criminal Deputy Clerk: Michael Beck Phone: 267-299-7409 Deputy Clerk Civil: Malissa Wolenski Phone: 267-299-7439	
A. B. BRODY, S.J. Courtroom 7B Scheduling/Deputy Clerk: Joseph Walton Phone: 215-597-3978 ESR-Courtroom Deputy: Jim Scheidt Phone: 267-299-7439	

R. SURRICK, S.J. Secretary Civil Deputy: Donna Donohue Marley Phone: 267-299-7630 Criminal Deputy Clerk: Patrick Kelly Phone: 267-299-7639	
TUESDAY, MARCH 5, 2024 Motion Hearing 01:00 P.M. 19-cr-0709 USA v. SIPPEL	
WEDNESDAY, MARCH 6, 2024 Sentencing 02:00 P.M. 20-cr-0072 USA v. BURGESS	
C.M. RUFES, S.J. Scheduling/Deputy Clerk: Kristen Pepin Phone: 267 299 -7490 Fax: (267) 299-5077 ESR/Courtroom Deputy: Erica Pratt Phone (267) 299-7499	
THURSDAY, FEBRUARY 29, 2024 Miscellaneous Hearing 01:30 P.M. 20-cv-3954 DONOVAN REALTY, LLC et al v. C	
M. BAYLSON, S.J.	
THURSDAY, FEBRUARY 29, 2024 Motion Hearing 02:00 P.M. 22-cv-1695 DONAHUE et al v. BOROUGH OF CO	
MONDAY, MARCH 4, 2024 Trial Date 09:30 A.M. 16-cv-0573 RAZAK et al v. UBER TECHNOLOGI	
T. J. SAVAGE, S.J. Courtroom 9A Courtroom Deputy: Alex Eggert Phone: 267-299-7599 Judicial Secretary: Joanne Tyer Phone 267-299-7480	
TUESDAY, MARCH 5, 2024 Motion Hearing 09:30 A.M. 21-cr-0401 USA v. TORRES SANTIAGO	
J. H. SLOMSKY, S.J. Courtroom Deputy: Matt Higgins Courtroom Deputy: Matt Higgins Phone: 267-299-7349 Civil Deputy: Kelly Haggerty Phone: 267-299-7340	
MONDAY, MARCH 4, 2024 Change of Plea Hearing 02:00 P.M. 22-cr-0341 USA v. RIVERS	
Sentencing 10:00 A.M. 20-cr-0361 USA v. BEASLEY	
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Sentencing 10:00 A.M. 17-cr-0371 USA v. ELLIS	
THURSDAY, MARCH 7, 2024 Sentencing 10:00 A.M. 22-cr-0120 USA v. LOPEZ ORTEGA	
C. S. WELLS, M.J. Deputy Clerk: Edward Andrews Phone: 215-597-7833	
E.T. HEY, M.J. Courtroom Deputy: Mia Harvey phone (267) 299-7670	

L.A. SITARSKI, M.J. Deputy Clerk: Regina M. Zarnowski Phone: 267-299-7810	
R.A. LLORET, M.J.	
US Dist. Court 601 Market St., Phila., PA 19106 Chambers 4006 Courtroom Deputy Sheila McCurry 267-299-7410	
REID , M.J. 3042 US Courthouse 601 Market Street Philadelphia, PA 19106 Courtroom as assigned Ian Broderick, Deputy Clerk (267) 299-7640 Ian_Broderick@paed.uscourts.gov	
THURSDAY, FEBRUARY 29, 2024 Conference 03:00 P.M. 23-cv-1793 ASPER v. SELECTIVE INSURANCE C	
Settlement Conference 10:00 A.M. 21-cv-2784 ROSE v. EAGLE EXPRESS LINES, I	
FRIDAY, MARCH 1, 2024 Settlement Conference 10:00 A.M. 23-cv-3709 IVANOV v. INTEGRATED POWER SER	
TUESDAY, MARCH 5, 2024 Settlement Conference 10:00 A.M. 23-cv-1369 BURGESS v. CENTRAL BUCKS SCHOO	
THURSDAY, MARCH 7, 2024 Settlement Conference 10:00 A.M. 19-cv-4615 JACOBS v. CITY OF PHILADELPHIA	
CARLOS, M.J.	
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STRAW, M.J.	
ARTEAGA, MJ COURTROOM 3H Courtroom Deputy: Danielle Haugher phone: 267-299-7420	
MONDAY, MARCH 4, 2024 Change of Plea Hearing 02:00 A.M. 20-cr-0073 USA v. RAMOS	
THURSDAY, MARCH 7, 2024 Settlement Conference 10:00 A.M. 19-cv-0983 SHARPE et al v. SPICER et al	
COMMON PLEAS COURT CASE MANAGEMENT CONFERENCE LIST	
CASE MANAGEMENT PROGRAM ROOM 613 CITY HALL Any questions regarding the Case Management Program should be directed to CivilCaseManagement@courts.phila.gov	
THU., FEBRUARY 29, 2024 8 A.M. 0012310-0169A. J. Dupont Moyer v.The Glidden Company Inc. et al. 0022311-1638F. Mangiaracina	

Klaugh v.B. Braun Medical Inc. et al. B. C. Armour 0032311-1733I. T. Norris Duhe et al. v.Kearsley Operator, Lp et al. A. R. Woolsey; W. J. Mundy 0042311-1781T. J. Bass Freeman v.Centennial Healthcare, Llc	
0052311-1792S. M. Specht Estate of Joyce R. Barber et al. v.2507 Chestnut St S. J. Wall	
0062311-1811J. L. Groen Wing v.Teleflex Incorporated et al. D. A. Brockman; E. S. Pentz; I. Valocchi; J. A. Young; L. E. Odonnell; M. S. Carter; T. M. Henry 0072311-2941A. T. Neuwirth Evans v.Northeast Treatment Centers et al. D. S. Gradwohl; F. J. Deasey 0082311-2993J. M. Horn; L. B. Garber; L. V. Bernadel Gitlitz et al. v.Blue Truck Enterprise, Llc et al. C. L. Pitchford 0092311-3003J. A. Krawitz Kreshover et al. v.Jefferson Obstetrics And Gynecol M. K. McGrath May 0102311-3007R. C. Allen Green v.Iovine Brothers Produce et al. B. J. Tursi; B. M. Deckert; D. J. Rucket; J. Talamini 0112311-3009F. Mangiaracina Kalman et al. v.B. Braun Medical Inc. et al. B. C. Armour 0122311-3018P. R. Bryant Pelullo et al. v.Reiss et al. T. L. Kreiser 0132311-3029T. F. Sacchetta Green v.The Children's Hosp. of Philadelphia E A. M. Goldberg; C. M. Swiers; J. N. Bongiovanni; K. M. Chanler; K. C. Cottone; M. C. Plyter; M. P. Merlini; M. B. Kelleher; M. O. Pitt; T. J. Burke 0142311-3116J. L. Edelstein Linder v.Osterman et al.	
0152311-3162P. R. Bryant Shewaski et al. v.O'flynn	
0162311-3187J. L. Groen Lacey et al. v.Penn Medicine et al. A. N. Parrilla; F. A. Gerolamo; J. L. Garbarino	
1 P.M. 0012308-2301M. I. Simon Muir-Lowery v.Williams et al. K. M. Maschke 0022310-2245K. H. Snyder Shapiro v.Pone	
0032311-1392E. A. Pearce; W. J. Ringland Whitfield v.Jacobs et al. J. W. Scott; R. J. Cosgrove 0042311-1897S. V. Bottiglieri Murray v.Erie Insurance R. C. Howard Jr	
10 A.M. 0012302-2188 Fluellen v.City of Philadelphia et al.	
0022305-0042 Mattia et al. v.Sugarhousehsp Gaming, Lp D/B/A et al. B. A. Berkley; C. J. Drummond; N. Huddell 0032308-0215 Sawyer v.Department of Corrections Commonwealth O C. B. Greenhall 0042308-2168M. I. Simon Crawford v.Chequers-Fjm Holding, Llc et al. J. A. Livingood; K. Sears	
10:30 A.M. 0012310-0498B. Zeiger Scott v.City of Philadelphia I. Lu 0022310-2963L. D. Rosenfeld Piller v.Mihal	
11 A.M. 0012305-2585L. A. Katz Acosta v.Miller et al. 0022310-2129W. J. Taylor Atl Development Corp. et al. v.J&A Abstract Inc. E	
0032311-0456N. Cohen U.S. Bank Trust National Association Not In Its In v.J&A Abstract Inc. E	
11:30 A.M. 0012310-3164B. M. Saul Banks v.Drougkas et al. J. P. Silli 0022310-3258L. K. Hill Velez Fuentes v.Allegheny Shopping Ctr. Inc. E	
0032311-0743 Gina Kirwin v.Doe	
1:30 P.M. 0012309-1101B. C. Harry McGhee v.Cns Investment Group Inc. et al. J. E. Lee; K. J. Fox	
2 P.M. 0012310-2151J. R. Radmore Branch v.Korsen, Esquire et al. A. R. Karpf	

2:30 P.M. 0012311-1180J. S. Zafran; M. G. Degrande; S. A. Carpey Fernandez et al. v.Petrei et al. L. B. Glynn 0022311-1419N. L. Palazzo Saffioti v.Siddiqui O. R. Walls TUE., MARCH 5, 2024 8 A.M. 0012310-2701T. J. Caldwell Catanici v.Einstein Medical Ctr. - Montgomery E D. J. Brooks Jr; E. M. Ross; M. B. Kelleher 0022310-2872R. L. Sachs; T. M. Blanco MacDonald et al. v.York Hosp. et al. F. W. Bode; G. M. Samms; K. H. Prex; S. Thompson; S. J. Mumford; T. Schwartz 0032311-2178D. J. Selingo Conaghan v.Abraham et al. A. B. Tomlinson; M. B. Kelleher; T. J. Burke 0042311-2206N. S. Cohen Barbalinardo et al. v.Unity Custom Builders Llc et al. 0052311-2221N. M. Hilkert Carroll et al. v.Peters et al. 0062311-2288W. P. Murray III Jackson et al. v.Rosemont Care, Llc et al.	
10 A.M. 0012310-0065 Parchment v.All Unknown Occupants	
0022310-0461M. L. Solomon M et al. v.City of Philadelphia	
11 A.M. 0012307-0344 Douglass v.Unknownn	
0022310-2681 Pooler v.Pooler	
11:30 A.M. 0012311-0700D. F. Madonna Philly's Finest Real Estate, Llc v.Battle	
1:30 P.M. 0012309-1769A. J. Pantano; L. E. Bendesky; M. A. Pileggi Luna v.Stronghold Construction Development Corp. E B. G. Welsh; F. T. Lachat Jr; J. A. Livingood; K. Sears; S. C. Ryan 0022311-0127A. J. Ginsburg Kemper v.Huang et al. L. A. Zikoski	
2:30 P.M. 0012310-3267K. E. McCabe; M. P. McCormack Owens et al. v.Abaldo et al. S. A. Peterman 0022310-3292M. T. Leabman Roman v.Kelly	
3 P.M. 0012310-0417K. Gaynier Rodriguez v.Harrison et al.	

RULES RETURNABLE

THU., FEBRUARY 29, 2024 11:30 A.M. 0012203-3085 J. M. Duckworth Workman v.National Railroad Passenger Corp. R. K. Hohn; S. S. Dougherty
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FAMILY COURT DIVISION

FEB. 29, 2024 ADMINISTRATION AND MISCELLANEOUS 1501 ARCH ST. MURPHY, A.J.
JUVENILE BRANCH FAMILY COURT BUILDING 1501 ARCH ST. Juvenile Justice Service Center YSC MASTER Courtroom--3E JCHO SHULER, J. W,F 9:30 A.M. JCHO SHULER, J. T,Th 12:30 P.M. Courtroom--4A JCHO CICCONE Courtroom--4B JCHO GIUSINI, J. EX W

Courtroom--4C GREY, J.
Courtroom--4D MCCABE, J.
Courtroom--4E FERNANDES, J.
Courtroom--4G IRVINE, J. TH,F
Courtroom--5A BARISH, J.
Courtroom--5B MCLAUGHLIN, J.
Courtroom--5C CANTY, J.
Courtroom--5D SABATINA, J.
Courtroom 5E IRVINE, J. W ONLY
JCHO SHULER, J. T,Th 9:30
Courtroom--5F FURLONG, J.
Courtroom--5G JCHO STOKES T
Courtroom--6H GORDON J.
JCHO CICCONE, J. T 1 PM
JCHO STOKES TH 1PM
JJSC JCHO SHULER M,F 12:30
JCHO STOKES T
JCHO GIUSINI, J. W
JCHO CICCONE, J. Th
DOMESTIC RELATIONS/ FAMILY COURT BUILDING 1501 ARCH ST.
Courtroom--3A SANDHER, J.
Courtroom--3B COHEN, J.
Courtroom--3C JACKSON, J.
Courtroom--3D PALMER, J. M,T,TH,F 4F W
Courtroom--3F MALLIOS, J.
Courtroom--3G LITWIN, J.
Courtroom--4F KRISTIANNSON, J. M,T,TH,F 4G W
Courtroom--6A
Courtroom--6B FANNING, J. M,W,F
Courtroom--6C FORD, J.
Courtroom--6D WAHL, J.
Courtroom--6E PAPADEMETRIOU, J.
Courtroom--6F SULMAN, J. OUT
Courtroom--6G
Courtroom--7B CHEN, J.
CRIMINAL TRIAL DIVISION
THU., FEB. 29, 2024
Room 502 COHEN, J. TH 1 PM Brown, Raymond (Ciancaglini, William Joseph) Hayes, Sylvan (Javie, Jason David) Johnson, Durrell Rhoades, Michael (Sigman, Scott Philip)
Room 504 RANSOM, J. Burgess, Arnell (Foster, Edward Joseph) Dawkins, Quadir (O'Connor, Lawrence J. Jr.) Frye, Kenneth (Goldstein, Zak Taylor) Geter, Elijah (Def. Assoc.)

Jarrett, Carl (Martino, Andre) Parker-wells, Tykeirah (Def. Assoc.) Richards, Andre (Kadish, Jason Christopher) Rodriguez, Jose (Jalon, Andres) Sweets, Malik (Szanto, Jules Norris)
Room 505 PALUMBO, J. Alburg, Sarontae V. (Def. Assoc.) Bryson, Mark (Auspitz, Charles) Dunbar, Yahmir (Def. Assoc.) Eldridge, Armad Ellis, Isaiah (Def. Assoc.) Ellis, Isaiah M. (Def. Assoc.) Fletcher, Shamone (Def. Assoc.) Frazier, Terrell (Walker, John Robert) Fulton, Christian T. (Pagano, Gregory Joseph) Holland, Leonard L. (Def. Assoc.) Jaimlett, Jamel (Def. Assoc.) Jones, Davaan (Def. Assoc.) Jones, Kevin (Def. Assoc.) Kimhong, Tony (Def. Assoc.) Lawson, Paul (Def. Assoc.) Morales, Kavollyn (Rivera, Edwin R.) Pietrzak, Anthony (O'Donnell, Joseph H. Jr.) Presley, Tyshanek M. (Gamburg, Robert Marc) Ravenell, Eric (Def. Assoc.) Reese, Rasheed (Tinari, Eugene P) Rodriguez, Nelson (Dimuzio, Christopher Brian) Shepherd, David L. (Def. Assoc.) Texidor, Jeremy (Montroy, Andrew David) Waerig, Ashley (Def. Assoc.) Weaver, Victor (Def. Assoc.)
Room 507 MCDERMOTT, J. Alston, Nijay (Def. Assoc.) Bradley, Ammayah T. (Meehan, Edward C. Jr.) Brooks, Brandon M. (Amoriello, Gina A.) Brown, Thomas J. (Zawrotny, Edward M.) Butler, Lloyd L. (Himebaugh, Teri B.) Byers-rush, Nafis (Def. Assoc.) Cave, Karren (Clemens, Thomas C.) Chasten, Ephrain (McMahon, John J. Jr.) Cikanovich, Gianna (Def. Assoc.) Conner, Kyron (Savino, Louis Theodore Jr.) Dailey, Henry (Def. Assoc.) Duran, Tommy (Savino, Louis) Harvin, Ashley (Tarpey, Timothy J.) Holley, Terrell (Stern, Douglas Nathaniel) Keels, Desmond (Def. Assoc.) Keels, Desmond A. (Def. Assoc.) King, Zakee (Meehan, Edward C. Jr.) Lee, Zymill J. (Page, Shawn Kendrick Sr.) Lewis, Shafeeq (Abdul-Rahman, Qawi) Luismarcelo, Jose M. (Stein, Gerald A.) Mcneil, Khalil (Def. Assoc.) Mestre-rodriguez, Tomas (Savino, Louis Theodore Jr.) Miller, Carl (Stein, Gerald A.) Moore, Ira (Abdul-Rahman, Qawi) Morris, Lashun (Tinari, Eugene P) Murphy, Dominique T. (Def. Assoc.) Newton, Tyleem H. (Davis, William McFadden) O Neal, Omar (Savino, Louis Theodore Jr.) O Neal, Omar G. (Savino, Louis Theodore Jr.) Parker, Drayshine (Def. Assoc.) Pearsall, Kendra (McMahon, John J. Jr.) Presley-harris, Jahmir (Long, Lloyd Everett III) Reid, Thomas (Def. Assoc.) Robbins, Basil (Fish, Illon Ross) Robinson, Nayshell (Server, Gary Sanford) Robinson, Rasheed (Kauffman, Earl G.) Scaffe, Rosshann A. (Def. Assoc.) Scott, Danielle (McDermott, Michael I.) Soto, Louis (Goldstein, Zak Taylor) Stevens, Zakkee (Def. Assoc.) Turner, Tamir (Mosser, Todd Michael) Tyson, Eric (Def. Assoc.)
Room 605 BROWN, J. Bacon, Jaan (Altschuler, Jonathan R.) Benton, Amajh (Tinari, Eugene P) Carter, Zahir (Funt, James Adam) Coleman, Michael (Johnson, Shaka Mzee) Davis, Sharif C. (Nenner, David Scott) Dipasquale, Nadia M. (Steinberg, S. Philip) Innis, Tajh (Coleman, Joseph L.) Jones, Savaughn (Thompson, Lopez Tyrone) Kimble, Ingrid (Mann, Jessica Consuela) Miller, Shamar (Osei, Nana Yaw Adom) Muhammad, Shafiq (Osei, Nana Yaw Adom) Palmer, Darnell (Consadene, Jonathan D.) Price, Kymir (Link, Robert Patrick)
Room 607 EHRlich, J. Brown, Anthony (Yacoubian, George Setrag Jr.) Panjrolia, Sohan M. (Dixon, Robert J.) Thomas, Ahmad (Gamburg, Robert Marc)
Room 701 WASHINGTON, J. Conover, Sariah (Def. Assoc.) Harris, Alian (Piccarreto, Marisa Anne) Johnson, Jerome (Def. Assoc.) Palmer, Ian (Def. Assoc.) Riddick, Kyeaf I. (Mischak, David B.) Young, Siddiq (McCrae, Kendra Ilene)
Room 702 HANGLEY, J. Chambers, Demetruiis D. (Johnson, Shaka Mzee) Griffins, Kelly (Def. Assoc.) Harry-cook, Merceadese (Shaw, Brianna Corine) Hodum, Donald (Def. Assoc.) Hurditt, Jahleel (Clemens, Thomas C.) Johnson, Ziffer (Def. Assoc.) Jones, Darryl (Def. Assoc.) Jones, Dayshawn L. (Def. Assoc.) Krivonosov, Maxim (Shnyder, Stanislav) Lovett, Isaac (Def. Assoc.) Palmer, Nicholas J. (Bozzelli, Lawrence J.) Uqdah, Montez (Nasuti, Carmen Charles III)
Room 704 YU, J. EX M Brown, Jamil (Def. Assoc.) Clowney, Eugene (Def. Assoc.) Cooper, Nyhiem (Yacoubian, George Setrag Jr.) Dunmore, Saleem (Osei, Nana Yaw Adom)

Erwin, Rysul (Meehan, Edward C. Jr.) Ford, Sonny (Def. Assoc.) Gambo, Maimuna A. (Def. Assoc.) Gold, Naim (Mischak, David B.) Gomez, Jasmine (Marroletti, John A.) Green, Patricia (Def. Assoc.) Guzman, Chris (Def. Assoc.) Johnson-kaighn, Deandre (Def. Assoc.) Mincy, Eugene (Fiore, Todd R.) Moore, Alon (Dolfman, Douglas Lee) Pagan, Siani (Def. Assoc.) Peralta, Kevin (Def. Assoc.) Rivera, Jose E. (Pagano, Gregory Joseph) Robertson, Thelma (Def. Assoc.) Rodgers, Rongeno (Smith, Ronald Allan) Ryder, Sadair T. (Burrows, William Gordon) Santos, William (Def. Assoc.) Smith, Anton (Def. Assoc.) Spiropoulos, Thomas (Def. Assoc.) Thomas, Lashonda (Def. Assoc.) Weeks, Shemika S. (Def. Assoc.) Williams, Kevin (Ringgold, Hamilton Jr.)
Room 705 WILLIAMS, J. Baker, Ronny (Def. Assoc.) Brown, Carlton (Def. Assoc.) Brown, Shawn (Def. Assoc.) Deazarrios, Hendi A. (Gambone, Alfonso) Dehouse, Xavier (Def. Assoc.) Dickerson, Amir H. (Def. Assoc.) Henderson, Lamier (Def. Assoc.) Johnson, Saeedah (Levin, Andrew Joseph) Mateo, Ramon (Def. Assoc.) Mendez, Michael (Montroy, Andrew David) Pirela, Victor (Def. Assoc.) Stafford, Steven (Def. Assoc.) Stafford, Steven N. (Def. Assoc.) Valerio, John (Def. Assoc.) Velazquez, Javier (Def. Assoc.) Whitaker, Roy (Def. Assoc.) Williams, Amir (Def. Assoc.) Wisher, Marvin (Def. Assoc.)
Room 707 CAMPBELL, J. Almonte-burgos, Harlenis (Kelly, Joseph Kevin) Chambers, Tariq (Turner, Dennis Irwin) Daniels, Racquel (Def. Assoc.) Little, Davon (Hughes, Evan T. L.) Moses, Rache (Shaw, Brianna Corine) Muhammad, Abdullateef (Stretton, Samuel C.) Taylor, Toshaneq Q. (Sigman, Scott Philip) Tillman, Donald (Dixon, Robert J.) Townsend, Troy (O'Hanlon, Stephen Thomas) Townsend, Troy S. (O'Hanlon, Stephen Thomas) Williams, Denise (Def. Assoc.)
Room 801 GIBBS, J. Carter, Jamal (Def. Assoc.) Coleman, Wendell (Mann, Jessica Consuela) Owusu, Solomon (Snyder, Marni Jo)
Room 802 CLEMONS, J. Lewis, Antonio (Shuttleworth, Brad Victor) Robinson-gary, Tysir (Def. Assoc.) Soltani, Thar (Stein, Gerald A.) Wilson, Rashad (Def. Assoc.)
Room 804 SAWYER, J. Battle, Keyon (Def. Assoc.) Blackwell, Antwine (Kadish, Jason Christopher) Cooper, Travon (Young, Jason R.) Crippen, George (Abdul-Rahman, Qawi) Delvalle, Joshua (Def. Assoc.) Fournier, Brandon (Driscoll, Raymond C.) Hawkins, Tyrell (Coleman, Joseph L.) Henry, Shareff (Smith, Ronald Allan) Hunt, Isaiah (Def. Assoc.) June, Symeer (Def. Assoc.) Morel, Johnny (Alva, Jeremy-Evan) Moss, Michael (Def. Assoc.) Parnell-bullock, James F. (Young, Kenneth Alan) Rivera, Joshua (Def. Assoc.) Russell, Joseph (Def. Assoc.) Sanchez, Jesus (Def. Assoc.) Smith, Gregory (Boyd, Matthew Christopher) Taylor, Joshua (Def. Assoc.) Thompson, James E. (Szanto, Jules Norris) Turner, Terrence (Def. Assoc.) Turner, Terrence Michael (Def. Assoc.) Williams, Donovan (Kannah, Nixon Teah) Williams, Steven (Levin, Peter Alan)
Room 805 PALUMBO, J. Baynard, Dell (Def. Assoc.) Bey, Terrance (Link, Robert Patrick) Blackmon, Jasmine Brooks, Jamil Bruce, Stanley Carter, Eric Dimino, Frank Edward, Jenkins (Def. Assoc.) Edwards, Rasheed Foye, Preston (Def. Assoc.) Hersman, Scott (Def. Assoc.) Jackson, Stacey (Miller, Bruce W.) Jones, Frederick Joseph, Darrell (Savino, Louis Theodore Jr.) Lassiter, Corinthian Leonard, Dashane (Def. Assoc.) Marshall, Andre Masciocchi, Anthony T. (Clemens, Thomas C.) Riley, Mark (Def. Assoc.) Satchell, Farrej (Def. Assoc.) Spencer, Claud (Def. Assoc.) Spencer, Claude (Auspitz, Charles) Summers, Malik D. (Def. Assoc.) Terrell, Shajuan (Def. Assoc.) Thompson, Christopher E. (Chotiner, L. Kenneth) Ulaschkin, Anthony (Def. Assoc.) Vera, Angel (Keller, Robert Craig) Wang, Bin (Goldstein, Zak Taylor) Welcome, Charles G. (Def. Assoc.) White-coleman, Artavious Young, Dekoya

Room 807 ANHALT, J. Amerman, Brian (Szanto, Jules Norris) Betancunt, Josue (Nenner, David Scott) James, Marcus (Bozzelli, Lawrence J.) Purnell, Kerry L. (Brown, Jerome Michael) Ramos, Edwin (Tarpey, Timothy J.) Spinks, Michelle (Walker, John Robert) Valentin, Felix (Savino, Louis Theodore Jr.)
Room 808 KAMAU, J. Ruiz, Destiny M. (Shaw, Brianna Corine)
Room 902 WOELPPER, J. Allen, Deshone (Szanto, Jules Norris) Birney, Paul (Def. Assoc.) Brandy, Bernadette (Def. Assoc.) Brunson, Sultana (Def. Assoc.) Carroll, Taquana (Def. Assoc.) Castro, Rafael (Def. Assoc.) Chalson, Gregory (Montroy, Andrew David) Clardy-johnson, Joshlyn (Def. Assoc.) Dash, David (Def. Assoc.) Denny, John D. (Clemens, Thomas C.) Eggleston, Damian (Def. Assoc.) Formisano, Frank (Defino, Michael A.) Gomez, Aiyana (Def. Assoc.) Harris, Brandon (Def. Assoc.) Harvey, Trina (Def. Assoc.) Haynes, Tahir (Def. Assoc.) Hayward, Sanequah (Def. Assoc.) Hester, David (Def. Assoc.) Hopkins, Nirobi A. (Szanto, Jules Norris) Jacobs, Joseph (Def. Assoc.) Johnson, Brian T. (Def. Assoc.) Johnson, Naja (Tauber, Alan J.) Johnson, Shiana N. (Def. Assoc.) Khean, Daravichai S. (Def. Assoc.) Malinsky, Boris (Sigman, Scott Philip) Mansaray, Alie (Def. Assoc.) Medina, Jose (Ringgold, Hamilton Jr.) Mladenovich, Milena (Def. Assoc.) Mobley, James (Steenison, Derek Alan) Morton, Nicole (Desiderio, David Ernest) Robinson, Patrcia (Def. Assoc.) Ross, Daniel (Def. Assoc.) Scott, Kevin (Def. Assoc.) Scott, Kevin L. (Def. Assoc.) Turner, Shaquille (Def. Assoc.) Williams, Jermaine (Def. Assoc.) Yost, William (Def. Assoc.)
Room 905 SHAFFER, J. EX M,F Jones, Rafiq (Nasuti, Carmen Charles III)
Room 907 O'KEEFE, J. Castillo, Luis Aldea A (Mandell, Lee) Davenport, Tyzahae Hoskins, William R. (Wittels, Barnaby) Springs, Gregory (Stretton, Samuel C.)
Room 908 BRANDEIS-ROMAN, J. Ballard, Jervazz (Kadish, Jason Christopher) Cherry, John T. (Def. Assoc.) Cottle, Shyfree (Marsh, James T.) Hamler, James (Def. Assoc.) Harding, Jason (Server, Gary Sanford) Hayes, Spencer M. (Def. Assoc.) Herbert, Salim (Sigman, Scott Philip) Lopez, Alex (Def. Assoc.) Lopez, Alex (Def. Assoc.) Maven, Shaku (Davis, William McFadden) Pellacerr, Carlos (Meehan, Edward C. Jr.) Rivera, Luis (Levin, Andrew Joseph) Rivera, Roberto (Def. Assoc.) Sant, Diah (O'Hanlon, Stephen Thomas) Slocum, Musawwir (Kramer, Max Gerson) Spells, Shafiq (Mandell, Lee) Sweat, Michael (Def. Assoc.) Torrence, Stanford (Def. Assoc.) Tran, Loc (Lloyd, James Richard III) Vega, Eladio (Def. Assoc.) Wade, Karim (Consadene, Jonathan D.) Wichard, Joseph (Def. Assoc.) Wilson, Jesse T. (Silvestro, Joseph Jr.)
Room 1001 DICLAUDIO, J. Adamson, Rakeem (Def. Assoc.) Arroyo, Edgardo (Pagano, Gregory Joseph) Bailey, Jamal (Kelly, Joseph Kevin) Bailey, Shaheed (Def. Assoc.) Booker, Tyron (Levin, Peter Alan) Braxton, Cordarryl R. (Levin, Peter Alan) Bundy, Iyube (Brown, Jerome Michael) Burton, Larry (Foster, Edward Joseph) Campfield, Lionel (Brown, Jerome Michael) Caraballo, Elio (Def. Assoc.) Christian, Walter (Turner, Dennis Irwin) Clay, Izia (Def. Assoc.) Clay, Izia C. (Def. Assoc.) Clement, Shawn (Petrone, Anthony J.) Daniels, Racquel R. Deloatch, Joseph (Johnson, Carl Reginald) Dunbar, Tariq (Wimmer, Lauren A.) Fahy, Henry P. (Charpentier, Cristi A.) Fowers, Anthony (Yee, Adam Sequoyah) Glenn, Fateem (Yee, Adam Sequoyah) Halterman, Donna (McDermott, Michael I.) Haynes, John (Himebaugh, Teri B.) Johnson, Kaream (O'Riordan, Daniel John) Johnson, Kyle (Def. Assoc.) Kennedy, Derrick (Def. Assoc.) Leslie, Sarah (Bozzelli, Lawrence J.) Martinez, Edgar (Pileggi, Michael) Mines, Markale (Def. Assoc.) Moore, Christopher (Himebaugh, Teri B.) Pendegrass, Rodney (Humble, Brian Francis) Price, James (Levin, Peter Alan) Primus, Michael R. (Brown, Jerome Michael) Ramos, Jose (Def. Assoc.) Rollins, Saharris (Charpentier, Cristi A.) Roney, Christophe (Moreno, James H.) Sample, Charles D. (Foster, Edward Joseph) Thomas, Darnell (Levin, Andrew Joseph) Thomas, Wadi (Def. Assoc.) White-suggs, Kieseem (Def. Assoc.) Williams, Roy L. (Charpentier, Cristi A.) Young, Crawford (Silver, Gary Scott)

Room 1002 TAYLOR-SMITH, J. Alden, Corey (Def. Assoc.) Brower, Josette (Def. Assoc.) Brown, Dasheiar (Hagarty, Matthew Sherman) Bryant, Chritopher (Def. Assoc.) Buckholtz, Elvedoe (Def. Assoc.) Campbell, Gerald (Silver, Gary Scott) Charles, Steven (Sobel, Jonathan J.) Connor, Edward (Walker, David Michael) Edwards, Shahaad (Albourn, Samuel) Elliott, Michael (Def. Assoc.) Grisson, Eugene (Def. Assoc.) Knight, Albert (Coleman, Joseph L.) Malone, Phillip (Lloyd, James Richard III) Sharif, Naim (Capek, Justin Charles) Thompson, Alshiem (Walker, David Michael) Vazquez, Lorenzo (Def. Assoc.)
Room 1005 BRYANT-POWELL, J. Anderson, Michelle (Def. Assoc.) Anthony, Wendy (Def. Assoc.) Brunson, Shikou (Def. Assoc.) Campbell, Zaire (Mischak, David B.) Carter, Derrick (Def. Assoc.) Ceshion, Chatman (Martino, Andre) Davila, Brian (Def. Assoc.) Devine, Brian (Def. Assoc.) Devine, Brian A. (Def. Assoc.) Dodson, Ameen (Def. Assoc.) Gamble, Aries (Def. Assoc.) Hall, Cibriah (Def. Assoc.) Haynes, Elantra (Def. Assoc.) Hopkins, Joseph (Def. Assoc.) Jean, Kenford (Shuttleworth, Brad Victor) Jones, Donovan (Stein, Gerald A.) Joyner-bowden, Akhir (Sedacca, Matthew Paul) Kennedy, Brian (Def. Assoc.) Lewis, Deshana (Def. Assoc.) Lowe, Jeremiah (Def. Assoc.) Maddox, Devon (Def. Assoc.) Martin, Ryan L. (Diamondstein, Michael Jay) Maurice, Corprew (Def. Assoc.) Mcphail, Larry (Bokas, Christopher G.) Medina, Joab (Def. Assoc.) Moore, Deshaun (Def. Assoc.) Ottersen, Paul R. (Capone, Joseph P) Pagan-diaz, Francisco (Def. Assoc.) Parker, Quamir (Walker, John Robert) Pickett, Shawn (Def. Assoc.) Powell, Antonio (Def. Assoc.) Smith-hobson, Jordan (Def. Assoc.) Sooy, Jeanette (Def. Assoc.) Strozier, Clarence (Def. Assoc.) Taliaferro, Mikhail (Lorusso, Vincent M.) Teah, Amos (Conner, Daniel) Thim, Thim (Def. Assoc.) Torres, Gamalier (Def. Assoc.) Villani, Jennifer M. (Def. Assoc.) Wall, Steven (Montroy, Andrew David) Williams, Mary (Datner, Robert Frederick)
Room 1007 BRONSON, J. Abdulhadi, Ilyas (Goldstein, Zak Taylor) Alston, Hafees (Sobel, Jonathan J.) Banks, Ramik (Foster, Edward Joseph) Camacho, Juan A. (Barrish, David W.) Dixon, Theodore B. (Barrish, David W.) Ferrer, Carlos (Kurian, Varghese Madathil) Kelly, James H. (Sanghvi, Nilam Ajit) Mayberry, Andre (Brown, Jerome Michael) Nobles, Donald A. (Barrish, David W.) Ponton, Donnell (Server, Gary Sanford) Quattlebaum, William (Mosser, Todd Michael) Shelton, Siddiq (Himebaugh, Teri B.) Wooden, Jaquan (Yacoubian, George Setrag Jr.)
Room 1008 KYRIAKAKIS, J. Johnson, Joseph (Def. Assoc.)
Room 1101 S. JOHNSON, J. Moore, Jeremiah (Yee, Adam Sequoyah) Murray, Eric (Goldstein, Zak Taylor) Williams, Charles (Brown, Tobias Hamal)
Room 1102 COVINGTON, J. Baker, Eric (Foster, Edward Joseph) Beyah, Ameen (Def. Assoc.) Holland, Sherri (Silver, Gary Scott) Hunt, Talim (Chisholm, Walter C.) Robinson, Coley
Room 1104 ARRAIGNMENTS Albany, Kyler (Engle, Michael J.) Alvarez, Kevin J. (Petrone, Anthony J.) Anderson, Brandon (Link, Robert Patrick) Blackshear, Basil (Kenny, Thomas) Brown, Esther (Def. Assoc.) Bullock, Derrick (Capek, Justin Charles) Bynum, Timothy (Sobel, Jonathan J.) Carter, Juwan (Maran, Mary Therese) Claudio, Betsy E. (Def. Assoc.) Culbreth, Darius (Def. Assoc.) Davis, Ogden (Def. Assoc.) Diallo, Abdoul G. (Nearn, Jennifer Anne) Eason, Timothy (Def. Assoc.) Gardiner, Rafeek (Fishman, Brian M.) Golden, Nashon S. (Def. Assoc.) Goodman, Jerome D. (Def. Assoc.) Hundley, William (Johnson, Shaka Mzee) Jancic, Nikola A. (Engle, Michael J.) Johnson, Raymond (Def. Assoc.) Jones-bower, Eric (Dimaimo, Paul Michael) Joyce, Jason (Def. Assoc.) Lewis, Manir (Piccarreto, Marisa Anne) Lloyd, Charles (Def. Assoc.) Mcbride, Ayana (Sigman, Scott Philip) Mcgriff, Shaquille (Marroletti, John A.) Mcmillan, Edward L. (Def. Assoc.) Myers, Jennifer (Stern, Douglas Nathaniel) Nesmith, Jermaine (Def. Assoc.) Pagan, Jose O. (Parkinson, Michael Patrick) Parrish, Malik (Fioravanti, Michelle A.) Prendegast, Brandon (Datner, Robert Frederick) Rangel, Catherine (Cacciamani, Kathryn Coviello) Shird, Eric (Def. Assoc.) Stackhouse, Robert (Def. Assoc.) Thomas, Lemrick (Def. Assoc.)

Walthour, Erika (Def. Assoc.)
Wright, Dontae (Johnson, Shaka Mzee)
Zalenski, Steven (Def. Assoc.)

Room 1106
VIDEO ROOM

Dridi, Mohamed (Goldstein, Zak Taylor)

Room 1108
CIANFRANI, J.
Darroyo, Camryn (Kenny, Thomas)
Fidalgo, Aisha (Def. Assoc.)
Jones, Derrick D. (Johnson, Shaka Mzee)
Mcclain, Ralph (Chisholm, Walter C.)
White, Keira (Johnson, Shaka Mzee)
Williams, Mustafa (Def. Assoc.)

FRI., MARCH 1, 2024

Room 505
PALUMBO, J.
Bannister, Emmanuel (Gambone, Alfonso)
Boswell, Demetrius (Adams, Mark Wayne Franklin)

Brock, Nathan (Def. Assoc.)
Brown, Kyree (Johnson, Shaka Mzee)
Carrasco, Carlos (Meenan, Conor Liam)
Carter, Juwan (Def. Assoc.)
Floyd, Myreesha (O'Connor, Lawrence J. Jr.)
Fulton, Jonathan (Def. Assoc.)
Gonzalez, Anthony (Def. Assoc.)
Hicks, Demetrius (Def. Assoc.)
High, William (Def. Assoc.)
Jones, Kevin (Def. Assoc.)
Martinez, Mannuel (Altschuler, Jonathan R.)
Mcilheny, Jennfer (Def. Assoc.)
Montalvo, Louis (Def. Assoc.)
Ransom, Jaleel (Def. Assoc.)
Rodia, Vincent (Def. Assoc.)
Starson, John (Def. Assoc.)
Sylvester, John (Martino, Andre)
Torres, Eddie (Def. Assoc.)

Room 507
MCDERMOTT, J.
Butler-quinn, Trey (Coleman, Joseph L.)
Casey, Kiana (Chisholm, Walter C.)
Davis, Earl (Fish, Illon Ross)
Dempsey, Nadir F. (Osei, Nana Yaw Adom)
Edwards, Naseem (Capek, Justin Charles)

Room 605
BROWN, J.
Doloros, Luismer (Savino, Louis)
Hauser, Jerome (Altschuler, Jonathan R.)
Melton, Haneef A. (Johnson, Shaka Mzee)
Mitchell, Yusef (Davis, William McFadden)
Molina, Angel (Tinari, Eugene P.)
Muhammad, Markees (Def. Assoc.)
Roberson-gowans, Aigner (Def. Assoc.)
Simmons, Jalen (Azzarano, Jeffrey)
Thomas, Marshall (Tarpey, Timothy J.)

Room 607
EHRLICH, J.
Aitken, Annessi A. (Def. Assoc.)
Best, Eric A. (Coleman, Joseph L.)
Boggs, Quamere (Def. Assoc.)
Brown, Justin (Cornish, David Wesley)
Caruso, Anthony (Palividas, Pantellis)
Caruso, James (Def. Assoc.)
Corley, Tyreek (Def. Assoc.)
Cruz, Pedro (Def. Assoc.)
Dilday, Nicole (Chisholm, Walter C.)
Echevarria, Marcos (Chisholm, Walter C.)
Fernandez, Randy (Def. Assoc.)
Hall, Hynief (Davis, William McFadden)
Highsmith, Demetrius (Def. Assoc.)
Hill, Lexus J. (Giuliani, Richard J.)
Jones, Derrick (Stretton, Samuel C.)
Joyner, Robert L. (Fitzpatrick, F. Emmett Jr.)
Miller, Joseph (Def. Assoc.)
Morales, Melissa (Def. Assoc.)
Mott, Anthony (Def. Assoc.)
Owens, Leon L. (McDermott, Michael I.)
Pillot, Luis (Def. Assoc.)
Reaves, Nyheim (Mosser, Todd Michael)
Rivera, Freimiy (Yacoubian, George Setrag Jr.)
Salmond, Jawaun (Mosser, Todd Michael)
Sanders, Richard Benjamim (Def. Assoc.)
Vargas-marrero, Jose (Def. Assoc.)
Wharton, Timothy (Dimaio, Paul Michael)
Williams, Andrew (Def. Assoc.)
Williams, David (Def. Assoc.)
Williams, Kawan (Def. Assoc.)
Yates, Monroe (Wittels, Barnaby)

Room 701
WASHINGTON, J.
Barber, Jason L. (Def. Assoc.)
Bevans, Lequintian (Def. Assoc.)
Biggs, Malcolm (Def. Assoc.)
Chen, Yulong (Stefanski, Anthony E.)
Delega, Rafal (Tinari, Eugene P.)
Jordan, Tiresce (Martino, Andre)
Miller, Anthony (McCrae, Kendra Ilene)
Parks, Kareem (Def. Assoc.)
Pettitway, Monay (Colon, Christian)
Ruffin, Zekia (Cigainero, Margeaux Kelly)
Talley, Jerome (Def. Assoc.)
Thomas, Robert Z. (Osei, Nana Yaw Adom)
Williams, Eric (Def. Assoc.)

Room 702
HANGLEY, J.
Baumann, Dahir D. (Def. Assoc.)
Becoate, Quaron (Def. Assoc.)
Blake, Kharee (Def. Assoc.)
Brodie, Johnathon H. (Def. Assoc.)
Brown, Imir (Def. Assoc.)
Cepeda, Ezequiel (Azzarano, Jeffrey)
Charles, Steven (Sobel, Jonathan J.)
Ellis, Aaron (Def. Assoc.)
Emmanuel, Robert (Sigman, Scott Philip)
Fitz, George (Def. Assoc.)
Grazier, Jaden (Def. Assoc.)
Hayward, Arthur (Def. Assoc.)
Jefferson, Rashiem (Mann, Jessica Consuela)
Kirby, Ezra C. (Def. Assoc.)
Kruszewski, John (Cacciamani, Kathryn Coviello)
Long, Jeremiah (Def. Assoc.)
Mcgill, Sadiq (Abdul-Rahman, Qawi)
Mura, Christian (Def. Assoc.)
Murrell, Leslie (Def. Assoc.)

Nelms, Joshua (Def. Assoc.)
Nelson, Lowens (Def. Assoc.)
Neveu, Craig (Tinari, Eugene P.)
Overman, Devin (Def. Assoc.)
Smith, Donovan (Def. Assoc.)
Smith, Jamel (Def. Assoc.)
Ward, Jamier M. (Def. Assoc.)
Williams, Bryant O. (Page, Shawn Kendricks Sr.)
Williams, Jahmir B. (Def. Assoc.)
Woodward-henry, Shawn N. (Def. Assoc.)

Room 704
YU, J.
Banks, Kacy (Def. Assoc.)
Bush, Daquil (Def. Assoc.)
Bush, Daquil D. (Def. Assoc.)
Click, Andrea (Def. Assoc.)
Copliaavila, Jonathan (Boyd, Matthew Christopher)
Dennis, William Terrill T. (Def. Assoc.)
Felder, Romeo A. (Def. Assoc.)
Gomez, Nastasha (Def. Assoc.)
Harrison, Herman (Meehan, Edward C. Jr.)
Lynch, Larayah (Sigman, Scott Philip)
Mccant, Eric (Def. Assoc.)
Moore, Antonio (Alboun, Samuel)
Nattile, Narvelle (Def. Assoc.)
Pownall, Robin (Def. Assoc.)
Rivera, Emmanuel (Def. Assoc.)
Smith, Anton (Def. Assoc.)
Stafford, Hassan (Yee, Adam Sequoyah)
Thompson, Cameron (Alva, Jeremy Evan)
Tian, Quing (Def. Assoc.)
Valerio, John (Foster, Edward Joseph)
Watson, Darryl (Def. Assoc.)

Room 705
WILLIAMS, J.
Anderson, Mary (Def. Assoc.)
Donahue, James J. (Def. Assoc.)
Dumpson, Zuriel (Meehan, Edward C. Jr.)
Ferebee, Michael (Fish, Illon Ross)
Guilford, Montrez (Def. Assoc.)
Haug, Raymond (Altschuler, Jonathan R.)
Hunter, Dwan (Fishman, Brian M.)
Mark, Paul A. (Def. Assoc.)
Prater, Michael (Def. Assoc.)
Robinson, Christopher (Boyd, Matthew Christopher)
Smith, Jamir D. (Johnson, Shaka Mzee)
Thomas, Troy (Def. Assoc.)
Thompson, Donovan (Savino, Louis Theodore Jr.)
Turner, Semaj (Def. Assoc.)
Warren, Pernell (Def. Assoc.)
Wilson, Christopher (Def. Assoc.)

Room 707
CAMPBELL, J.
Coker, Kaheem (Def. Assoc.)
Fisher, Leroy (Def. Assoc.)
Lewis, Anthony (Montoya, William Christopher)
Wins, Kurt A. (Levin, Peter Alan)
Woodson, Anthony (Yacoubian, George Setrag Jr.)

Room 801
GIBBS, J.
Brown, Niles (Def. Assoc.)
Cryer, Maurice (Def. Assoc.)
Daly, Dante A. (Def. Assoc.)
Garcia, Anibal (Narcisi, Laurence Anthony III)
Goodlett, Leroy (Gamburg, Robert Marc)
Hinton, Travon (Def. Assoc.)
Hunt, Tyler (Wimmer, Lauren A.)
Kersey, Patrick (McCrae, Kendra Ilene)
Mason, Cornell (Clemens, Thomas C.)
Sampson, Kyle M. (Raynor, Earl Dubois Jr.)

Room 802
CLEMONS, J.
Dickey, Steven B. (Davis, William McFadden)
Edwards, Shannon J. (Def. Assoc.)
Johnson, Jabril (Szanto, Jules Norris)
Johnson, Kyran (Def. Assoc.)
Norat, Lucas I. (Pagano, Gregory Joseph)
Revell, James (Kelly, Joseph Kevin)
Robinson, Frank (Def. Assoc.)
Stokley, John (Def. Assoc.)
Zayas, Rafael (Def. Assoc.)

Room 804
SAWYER, J.
Bennett, Verdette (Def. Assoc.)
Fields, Jermaine (Abdul-Rahman, Qawi)
Garcia, Jordan (Def. Assoc.)
Gingrich, John (Shuttleworth, Brad Victor)
Hair, Krishnaun (Parkinson, Michael Patrick)
Hair, Krishnaun D. (Parkinson, Michael Patrick)
Herman, Christopher (Def. Assoc.)
Hightower, Havon (Jalon, Andres)
Hoover, Justine A. (Def. Assoc.)
Lallo, Edward (Def. Assoc.)
Lallo, Edward A. (Def. Assoc.)
Lantigua, Jose (ASSOCIATION, DEFENDER)
Maduro, Julio (Def. Assoc.)
Mcguire, William (Humble, Brian Francis)
Perez, Billy (Def. Assoc.)
Perez, Neimer (Dimaio, Paul Michael)
Rivera, Joel (Colon, Christian)
Rivera, Joseph (Savino, Louis Theodore Jr.)
Rodriguez, Ricardo (Def. Assoc.)
Rubero, Joseph (Altschuler, Jonathan R.)
Sanchez, Lisander (Def. Assoc.)
Santiago, Kevin (Def. Assoc.)
Silver, George (Def. Assoc.)
Spurell, Aaliyah (McCrae, Kendra Ilene)
Vaughn, Lee A. (Def. Assoc.)
Washington, Michael (Auspitz, Charles)

Room 805
PALUMBO, J.
Allen, Leon
Brown, Iman (Chisholm, Walter C.)
Brown, Jahid K. (Def. Assoc.)
Burrus, Jimmy
Clark, Michael (Def. Assoc.)
Davis, Tyrone (Major, Rania Maria)
Francisquini, Patrick
Garcia, Bobby S. (Def. Assoc.)
Garriest Jr, Gregory
Girmu, Mikael

Grant, Basil D. (Clemens, Thomas C.)
Green, Munir (Altschuler, Jonathan R.)
Kinslow, Abdul-haadee (Def. Assoc.)
Knight, Stoffon (Def. Assoc.)
Logan, Justin
Logan, Iyjeir J. (Major Trunfio, Rania Maria)
Martin, Camella A.
Modzelewski, William (Def. Assoc.)
Pagan, Jacqueline
Ruiz, Daniel
Serreno, Ronald
Taylor, Joseph
Valentine, Parrish (Def. Assoc.)
White, Patricia (Def. Assoc.)
Young, Gregory (Meehan, Edward C. Jr.)
Young, Gregory A.
Young, Justin

Room 807
ANHALT, J.
Bennett, Devante W. (Maran, Mary Therese)
Collaka, Drilon (McMonagle, Brian J.)
Mckinzie, John (Def. Assoc.)
Muhammad, Laylaah (Brown, Jerome Michael)
Nelson, Anthony D. (Dolfman, Douglas Lee)
Perry, Shyeim (Nenner, David Scott)
Powers, Andrew (Def. Assoc.)
Tett, Omari (Palividas, Pantellis)
Thomas, Tianna (Meehan, Edward C. Jr.)
Thompson, Raymond (Dolfman, Douglas Lee)

Room 808
KAMAU, J.
Carter, George (Def. Assoc.)
Colon, Louie A. (Def. Assoc.)
Covington, Vaishaun K. (Def. Assoc.)
Dreghorn, Gregg (Stenson, Derek Alan)
Fisher, Quadir (Abdul-Rahman, Qawi)
Harris, Jamal (Def. Assoc.)
Heckstad, Brian (Mann, Jessica Consuela)
Martinez-mosquea, Fausto Emmanuel (Jones, Sarah Alexandra)
Mendez-antigua, Darvilionell (Savino, Louis Theodore Jr.)
Mitchell, William (Def. Assoc.)
Morrison, John (Brennan, William J.)
Pagano, David (Def. Assoc.)
Rodriguez, Jose (Birley, Kevin Thomas)
Simmons, Christopher (Savino, Louis Theodore Jr.)
Wells, Deshawn (Tarpey, Timothy J.)
Williams, Gilmar (Piccarretto, Marisa Anne)

Room 902
WOELPPER, J.
Acevedo, Quan (Def. Assoc.)
Adams, Michael (Earl, Douglas)
Blaylock, Emmanuel (Def. Assoc.)
Booker, John (Levin, Peter Alan)
Brown, Marquis A. (Johnson, Shaka Mzee)
Brown, Maywood (Def. Assoc.)
Davis, Raymond (Def. Assoc.)
Echevarria-collins, Jerry (Levin, Andrew Joseph)
Lee, Ishmael (Def. Assoc.)
Misseri, Antonyio (Sopin, Craig A.)
Oo, Min (Def. Assoc.)
Owens, Steven (Def. Assoc.)
Perez, Jeifry (Savino, Louis Theodore Jr.)
Summer, Kevin (Def. Assoc.)
Taylor, Darrin (Birley, Kevin Thomas)
Warren, Charles E. (Def. Assoc.)
Warren, Charles E. (Def. Assoc.)
Whitfield, Anthony (Def. Assoc.)

Room 907
O'KEEFE, J.
Gates, Branson (Capek, Justin Charles)
Hines, Kawan N. (Stenson, Derek Alan)
Johnson, Xavier (Schultz, Joseph Todd)
Lacey-woodson, Anthony (Yacoubian, George Setrag Jr.)
Miller, Larry (Def. Assoc.)
Smith, James M. (Dolfman, Douglas Lee)
Wallace, Jared (Snyder, Marni Jo)
Wallace, Jared J. (Snyder, Marni Jo)

Room 908
BRANDEIS-ROMAN, J.
Bowens, Montez (Def. Assoc.)
Carter, James (Stein, Gerald A.)
Cox, Robert L. (Def. Assoc.)
Edwards, Kareem (Def. Assoc.)
Harris, Rashad (Def. Assoc.)
Jennings, Elijah (Public Defender, Philadelphia)
Johns, Keyon (Def. Assoc.)
Mcginty, David (Def. Assoc.)
Reid, Dehquan (Def. Assoc.)
Reson, James (Yacoubian, George Setrag Jr.)
Singleton, Andre (Def. Assoc.)
Watson, Timiyah (Def. Assoc.)
Young, Charles (Def. Assoc.)

Room 1001
DICLAUDIO, J.
Alamo, Juan (Def. Assoc.)
Castaing, Cubill Victor Manuel (Def. Assoc.)
Chavis, Shaneka (Def. Assoc.)
Childs, Leslie (Def. Assoc.)
Clark, Calvin (Def. Assoc.)
Davis, Kevin (Montoya, William Christopher)
Edmondson, Shayon (Def. Assoc.)
Felix, Jose Roberto R. (Johnson, Shaka Mzee)
Govan, Antoine J. (Goldstein, Zak Taylor)
Hayward, Quentin (Def. Assoc.)
Mays, William (Browning, Deon Basheer)
Miller, Kenneth (Lefrancois, Meghan Julia)
Parks, Theodore (Himebaugh, Teri B.)
Santiago, Jose L. (Mosser, Todd Michael)

Room 1002
TAYLOR-SMITH, J.
Alvin, Rhonda R. (Stenson, Derek Alan)
Anderson, Mark (Sigman, Scott Philip)
Atkinson, Robert (Coleman, Joseph L.)
Beardon, Anthony (Fish, Illon Ross)
Chim, Tim (Def. Assoc.)
Davis, Denim (Def. Assoc.)
Davis, Romell (Montoya, William Christopher)
Figueroa, Omar (Def. Assoc.)
Geiger, Laylay (Def. Assoc.)
Gonzalez, Michael (Def. Assoc.)
Jackson, Zykeem (Def. Assoc.)
Jones, Ramarr A. (Def. Assoc.)
Kelly, James (Fuschino, Richard John Jr.)

Keyser, Phillip (Savino, Louis Theodore Jr.)
Lopez, Angelo (Fish, Illon Ross)
Lundy, Lee Preston (Def. Assoc.)
Oakman-gilmore, Keith T. (Def. Assoc.)
Pagan, Giovanni (Def. Assoc.)
Pinckney, Tahmir (Ringgold, Hamilton Jr.)
Powell, David (Humble, Brian Francis)
Pulley, John (Cacciamani, Kathryn Coviello)
Rodriguez, Mildred (McDermott, Michael I.)
Smith, Aaron (Def. Assoc.)
Smith, Aaron K. (Def. Assoc.)
Soberal, Xavier (Alboun, Samuel)
Spurell, Marlon (Davis, William McFadden)
Sutton-walker, Azyear (Walker, David Michael)
Tadlock, Shalik (Def. Assoc.)
Teachey, Calvin (Burrows, William Gordon)
Torres, Jonathan (Savino, Louis Theodore Jr.)
Vo, Hung (Def. Assoc.)
Williams, Terrance (Tinari, Eugene P.)
Williamson, Dontay (McCrae, Kendra Ilene)

Room 1004
GAGNON I HEARINGS
Anderson, Dionell (Def. Assoc.)
Anderson, Dionell J. (Def. Assoc.)
Blackston, Derek (Humble, Brian Francis)
Butler-lambert, Rick (Def. Assoc.)
Cruz, Amir (Def. Assoc.)
Cruz, Amir J. (Def. Assoc.)
Edmunds, Russell (Boston, Tangie Marie)
Eichmann, Joseph (Def. Assoc.)
Everett, Rameses
Medina, Frank (Walker, John Robert)
Piorkowski, Albert (Def. Assoc.)
Rodriguez, Rafael (Fish, Illon Ross)
Scuderi, Kristina (Def. Assoc.)
Shipley, Jerria (Def. Assoc.)
Simpson, Darryl (Link, Robert Patrick)

Room 1005
BRYANT-POWELL, J.
Beatty, Lamar (Alvarez, Daniel Anthony)
King, Marquise A. (Szanto, Jules Norris)
Laurito, Laurito (Kelly, Joseph Kevin)
Ortiz, Sessily (McDermott, Michael I.)
White, Yuma (Def. Assoc.)

Room 1007
BRONSON, J.
Blackston, Michael (Gamburg, Robert Marc)
Cannida, Ramarvin (McMahon, John J. Jr.)
Cunningham, Derrill (Capuano, Gina A.)
Hatchett, Alex (Schultz, Joseph Todd)
Mc Nair, Ameen (Burrows, William Gordon)

Room 1008
KYRIAKAKIS, J.
Adams, Byron (Szanto, Jules Norris)
Astillero, Marquise (Diamondstein, Michael Jay)
Berrios, Jorge (Gessner, Scott)
Diaz, Jose (Savino, Louis)
Drew, Nigel (Szanto, Jules Norris)
Ferrer, Rodney (Love, William Allan)
Holt, Donald (Def. Assoc.)
Isaac, Schaine (Auspitz, Charles)
Jacobs, Nykeith (Def. Assoc.)
King, Kahsimir Osirus (Johnson, Shaka Mzee)
MNeal, Brian (Osei, Nana Yaw Adom)
Muhammad, Jaffar A. (Al-Uqdah, Andaiye)
Palmer, Ahmed (Alboun, Samuel)
Sampson, Andrew (Kenny, Thomas)

Room 1101
S. JOHNSON, J.
Agee, Stephen (Szanto, Jules Norris)
Bembery, Samir (Silver, Gary Scott)
Bullock, Daequan (Def. Assoc.)
Gay, Dean B. (Fish, Illon Ross)
Gray, Nadir (Link, Robert Patrick)
Outlaw, Anthony (O'Hanlon, Stephen Thomas)
Parson, Clifford (Def. Assoc.)
Scott, Henry (Def. Assoc.)
Spruell, Dante (Def. Assoc.)
Webb, Andre (Def. Assoc.)

Room 1102
COVINGTON, J.
Bellesen, Damon (Burke, Thomas F.)
Crawford, Ahmad (Ward, Annemarie Elizabeth)
Deloatch, Lester (Def. Assoc.)
Garcia, Luis (Schultz, Joseph Todd)
Gonzalez, Jason (Silver, Gary Scott)
Long, Spencer (Barrish, David W.)
Martinez, Melvin (Def. Assoc.)
Price, Isaiah (Meehan, Edward C. Jr.)
Redmond, Wahid (Steinberg, S. Philip)
Robinson, Rob (Tinari, Eugene P.)
Smith, Curtis (Gessner, Scott)

Room 1104
ARRAIGNMENTS
Allen, James (Def. Assoc.)
Atkins, Dwayne (Nasuti, Carmen Charles III)
Brown, Tyrone (Def. Assoc.)
Castillo, Auturo (Def. Assoc.)
Clinton, Khalil (Def. Assoc.)
Collazo, Alexander (Def. Assoc.)
Cordero, Josbel (Major, Rania Maria)
Cox, Azeem (Def. Assoc.)
Deeds, Elijah (Def. Assoc.)
Garland, Rudi V. (Def. Assoc.)
Gomez, Geraldine (Def. Assoc.)
Henriquez, Eddy (Tarpey, Timothy J.)
Horsey, Michael (Link, Robert Patrick)
Howard, Vaughn (Def. Assoc.)
James, Danielle (Def. Assoc.)
James, Moshe (Kramer, Max Gerson)
Jones, Kear N. (Kelly, Joseph Kevin)
King, Sabrina (Def. Assoc.)
Nelson, Jahsir (Davis, William Jr.)
Oliver, Victor (Def. Assoc.)
Perez, Anthony (Sanita, Amato T.)
Pillot, Keane (Parkinson, Michael Patrick)
Purnell, Zanayah S. (Latour, Pierre III)
Rivera, Jose (Sanita, Amato T.)
Robinson, Jeffrey (Abdul-Rahman, Qawi)
Rodriguez, Eddardo (Def. Assoc.)
Rodriguez, Pablo (Def. Assoc.)
Rodriguez-cartagena, Jose (Kadish, Jason Christopher)
Rought, Brian J. (Def. Assoc.)
Ruiz, Juan (Brown, Tobias Hamal)
Salters, Myron (Pagano, Gregory Joseph)
Saunders, Ivion C. (Def. Assoc.)

Simmons, Anthony B. (Fishman, Brian M.)
Smith, Darrell (Auspitz, Charles)
Stevens, Khalil F. (Def. Assoc.)
Teagus, Jennifer (Def. Assoc.)
Toledo-torres, Ivan (Def. Assoc.)
Wartman, Isaah (Stern, Douglas Nathaniel)
White, Cephus (Def. Assoc.)
Wilson, Monte (Def. Assoc.)
Yeldell, Jaymeal (Def. Assoc.)
Young, Terrell (Def. Assoc.)

Room 1108
CIANFRANI, J.
An, Luchiano R. (Sigman, Scott Philip)
Colon, Joel (Duckett, Cowanis Lee Jr.)
Davis, Merserion (Szanto, Jules Norris)
Draper, Justin T. (Smith, Ronald Allan)
Draper, Rondell D. (Sigman, Scott Philip)
Gonzalez-marte, Nicolas A. (Def. Assoc.)
Lawson, Jerry (Def. Assoc.)
Lowery, Ameer (Fuschino, Richard John Jr.)
Negron, Ariel (McCrae, Kendra Ilene)
Orozco, Alex (Def. Assoc.)
Pena, Selena (Def. Assoc.)
Pungitora, Michael A. (Coleman, Joseph L.)
Yunen, Jerome (Def. Assoc.)

MUNICIPAL COURT

CIVIL LISTINGS

THU., FEB. 29, 2024
2-TWARDY, J.
9:15 A.M.

- 1 Sage Financial, Ltd. Assignee Of Forward Propertie v. Hawkins
- 2 White v. Gilliard
- 3 Mcgettigan v. Maaco Auto Body Shop & Painting
- 4 Abc Bail Bonds Inc. v. Winns
- 5 Progressive Northern Insurance Company v. Jackson
- 6 State Farm Mutual Automobile Ins. Co. v. Midland Credit Management, Inc. v. Coleman
- 7 Aluko v. St Juste
- 9 Amon v. St Juste
- 10 David v. St Justee
- 11 Nana v. St Juste

1:15 PM
1 Lvnv Funding, Llc v. Daley
2 Synchrony Bank v. Smart
3 Altschuler v. Nfi Industries, Inc.
3-LAMBERT, J.
8:45 A.M.

- 1 Galman Rock Hill 2013 Lp v. Tilghman
- 2 Champlost Apartments Lp v. Borden
- 3 Roberto Clemente Homes, Lp v. Carson
- 4 Roberto Clemente Homes, Lp v. Carson
- 5 Gpx Ft Apartment Properties Lp v. Brickley
- 6 Lincoln Green 2018 Llc v. Lassiter
- 7 Drew Demarco v. Taylor
- 8 Gnr Merav 02a Llc v. Brown
- 9 Quality Real Estate Inc v. Fortune
- 10 Adams Run Holding Company Llc v. Davis
- 11 Vn Investments Llc v. Marable
- 12 Mp Portfolio Holdings Llc v. Bermudez
- 13 Joseph Headley v. Perez
- 14 Adelphia House v. Williams
- 15 One Water Street Associates v. Feriozzi
- 16 One Water Street Associates v. Richards
- 17 Beyerwood 95 Realty Assoc Lp v. Tksheleshvili
- 18 Philadelphia Lotus 3 Llc v. Cohen
- 19 Avenue Apartments Llc v. Banks
- 20 Avenue Apartments Llc v. Johnson
- 21 M Street Commons Lp v. Mangold
- 22 Avenue Apartments Llc v. Bivines
- 23 Fairview Arms Assoc Lp v. Mackey
- 24 Nikki Appino v. Llc
- 25 Ninamari King v. Ortega
- 26 Mmv Associates Limited Partnership v. Coleman
- 27 5747 Chestnut St Llc v. Brinson
- 28 Chapelcroft Apts Assoc v. Robichaw
- 29 Kinsman Corporation v. Seamon
- 30 L3c Alden Park Apartments Llc v. Walton

9 A.M.
1 John Coppola v. Hall
2 Tcs Anika Homes Acquisitions 4 Llc v. Monroe
3 7600 Stenton Lp v. Bacon
4 Cortez Cheung Enterprises, Llc v. Lynch
5 45 Cliveden Llc v. Mcbride

12:45 AM
1 Karkaos Llc v. Sweeney
12:45 P.M.
1 Tioga Garden Apartments Lp v. Walker
2 1247 Tioga Realty Corp. v. Hill
3 Ollie Homes Llc v. Robinson
4 Ghauri v. Ratty
5 Bonomo v. Brown
6 Fountain Investments Llc v. Paulino
7 Adamo Peters Llc v. Edwards
8 Home Vista Holdings Llc v. Carroll
9 2326 Westmoreland Llc v. Linton
10 1628 Pine Street Associates v. Williams
11 Lezoche v. Young
12 Lugo v. Hilliard
13 Audobon Estates Partners Ltd v. Hazim
14 Kre Mreg City Ave Owner, Llc v. Gachelin
15 Kre Mreg City Ave Owner, Llc v. Williams
16 Delaire Landing Associates v. Clark
17 Kre Mreg City Ave Owner, Llc v. David
18 Rigby Properties Llc v. Henry
19 Heatherwood Apartments Lp v. Nelson
20 Rpt Properties Llc v. Barbour
21 Vasquez v. Bass

1 P.M.
1 Nolibs Rentals Llc v. Brown
2 Workforce Homes 3 Lp v. Tisdale
3 Lublin Walsh Partnership v. Jones
4-TO BE ASSIGNED
1 P.M.
1 Philadelphia Housing Authority v. Saunders
2 Philadelphia Housing Authority v. Searcy
3 Philadelphia Housing Authority v. Fairy
4 Philadelphia Housing Authority v. Williams
5 Philadelphia Housing Authority v. Randolph
6 Philadelphia Housing Authority v. Brailford

7 Philadelphia Housing Authority v. Kelly
8 Philadelphia Housing Authority v. Bradley
9 Philadelphia Housing Authority v. Perry

**5-TO BE ASSIGNED
10 A.M.**

1 Police And Fire Federal Credit Union v. Abney
2 Citizens Bank, N.a. v. Bloom
3 Citizens Bank, N.a. v. Gines
4 Portfolio Recovery Associates Llc v. Ludwig
5 Lvnv Funding Llc v. White
6 Midland Credit Management, Inc. v. Quach
7 Midland Credit Management, Inc. v. Inniss
8 Portfolio Recovery Associates Llc v. Smith
9 Portfolio Recovery Associates Llc v. Martinez
10 Barclays Bank Delaware v. Davenport
11 Barclays Bank Delaware v. Algarin
12 Barclays Bank Delaware v. Mceachnie
13 Barclays Bank Delaware v. Merae
14 Portfolio Recovery Associates Llc v. Bozeman
15 Slm Private Credit Student Loan Trust 2003-c A Sta v. Taylor

1 P.M.

1 Citibank, N.a. v. Godfrey
2 Citibank, N.a. v. Keo
3 Citibank, N.a. v. Sears
4 Citibank, N.a. v. Taylordavis
5 Citibank, N.a. v. Loric
6 Citibank, N.a. v. Tounkara
7 Citibank, N.a. v. Abdallah
8 Citibank, N.a. v. Lewis
9 Citibank, N.a. v. Rifkin
10 Citibank, N.a. v. Gillard
11 Midland Credit Management, Inc. v. Wright
12 Lvnv Funding Llc v. Zambrana
13 Lvnv Funding Llc v. Holland
14 Lvnv Funding Llc v. Pomales
15 Resurgent Receivables Llc v. Black
16 Lvnv Funding Llc v. Nicolo

**6-THOMSON, J.
9:15 A.M.**

1 Portfolio Recovery Associates Llc v. Vasquez
2 Lvnv Funding Llc v. Lubbers
3 Lvnv Funding Llc v. Santosusso
4 Lvnv Funding Llc v. Watson

1:15 PM

1 Kostin v. Burana Llc

COURT OF APPEALS

**NOT PRECEDENTIAL
OPINIONS FILED**

FEBRUARY 26, 2024

PER CURIAM
David Fitzgerald v. National Railroad Passenger Corp; 23-2340; judgment of the district court affirmed.

DISTRICT COURT

CIVIL ACTIONS

The defendant's name appears first, followed by the name of the plaintiff, the number, the nature of the suit and the name of plaintiff's attorney.

FEBRUARY 26, 2024

Dr. Stephen Weiner; Mandy Sipple; Ann Lewis--Keith Tolbert; 22-01228; Fed. Question; J.F. Leeson, Jr.
Santander Bank,NA; Santander Bank,NA--Robert J. Birch; Gina M. Birch; 24-00827; Fed. Question; M.S. Goldberg.
United States Postal Service; United States of America--Tawanda Grady; 24-00829; U.S. Government Defendant; J.F. Murphy.
Concordia Properties, Inc.--Aida Caraballo; 24-00830; Fed. Question; K.N. Scott.
Anthony Blinken; Merrick Garland; Ur M. Jaddou--Dany Coq; Felix Doy; 24-00832; U.S. Government Defendant; J.R. Sanchez.
Springboard Collaborative; Sharifa Kelly--Kathleen Harbaugh Gillespie; 24-00833; Fed. Question; W. Beetlestone.
SP Plus Corporation--Amani Cunningham; 24-00835; Fed. Question.
Allied Universal Security Services, LLC; Universal Protection Services, LLC--Rhoan Baker; 24-00836; Fed. Question.
Main Line Fertility--Hope UHR; 24-00837;

Fed. Question.
Timothy Blount; Marine Transport Inc.--Darlene Walters; 24-00838; Diversity.
Eli Lilly and Company; Novo Nordisk Inc.; Sanofi-Aventis U.S. LLC--International Union of Operating Engineers Welfare Fund of Eastern PA; 24-00839; Fed. Question.
Lehigh University--Zoe Khaitan; 24-00831; Diversity; J.F. Leeson, Jr.

BANKRUPTCY COURT

PETITIONS FILED

FEBRUARY 26, 2024

(READING)

Chapter 7
William Joyce, 1073 W. Wilkes Barre Street, Easton, PA 18042 -- Terry P. Dershaw; United States Trustee; 24-10610; no summaries listed; R.A. Dornish, atty.; P.M. Mayer, B.J.
Kristyn Aurora Mazara, 3714 Willow Grove Avenue, Reading, PA 19605 -- Christine C. Shubert; United States Trustee; 24-10621; no summaries listed; G.M. Lutz, atty.; P.M. Mayer, B.J.

Chapter 13
Pedro Angel Acevedo Rivera, 750 Moonflower Ave, Reading, PA 19606 -- United States Trustee; 24-10613; no summaries listed; S.M. Otto, atty.; P.M. Mayer, B.J.
Jaime Torres, 8320 Countryside Lane, Fogelsville, PA 18051 -- United States Trustee; 24-10615; no summaries listed; L.E. Feldman, atty.; P.M. Mayer, B.J.
Charles Ireland, 1333 E. High Street, Pottstown, PA 19464 -- United States Trustee; 24-10619; no summaries listed; B.H. Mendelsohn, atty.; P.M. Mayer, B.J.
Juan Francisco Morel Ortiz, 1002 Boeshore Cir, Reading, PA 19605 -- United States Trustee; 24-10620; no summaries listed; C. Laputka, atty.; P.M. Mayer, B.J.

FEBRUARY 26, 2024

(PHILADELPHIA)

Chapter 7
Kianna Stewart, 2105 Germantown Avenue, Apt. 12, Philadelphia, PA 19122 -- Christine C. Shubert; United States Trustee; 24-10612; no summaries listed; K. Stewart, atty.; A.M. Chan, B.J.
Samuel H. Steiner, 9130 Old Bustleton Avenue, Apt B203, Philadelphia, PA 19115 -- Terry P. Dershaw; United States Trustee; 24-10614; no summaries listed; P.H. Young, atty.; A.M. Chan, B.J.
Young A. Chang, 700 Lower State Road22B 2nd Floor, North Wales, PA 19454 -- Christine C. Shubert; United States Trustee; 24-10616; no summaries listed; D.P. Mudrick, atty.; M.D. Coleman, B.J.
Roslyn F. Teal, 6704 Lebanon Ave, Philadelphia, PA 19151 -- Terry P. Dershaw; United States Trustee; 24-10618; no summaries listed; R.F. Teal, atty.; M.D. Coleman, B.J.

Chapter 13
Richard Bennett, 1001 City Avenue, Wynnewood, PA 19096 -- United States Trustee; 24-10609; no summaries listed; K.P. Husain, atty.; M.D. Coleman, B.J.
Latrice Hambright, 365 Green Meadow Lane, Horsham, PA 19044 -- United States Trustee; 24-10611; no summaries listed; P.H. Young, atty.; A.M. Chan, B.J.
Regina D. Walker, 419 E Slocum Street, Philadelphia, PA 19119 -- United States Trustee; 24-10617; no summaries listed; D.M. Offen, atty.; P.M. Mayer, B.J.
Henry Buchholz, II, 1253 Ravens Lane, West Chester, PA 19382 -- United States Trustee; 24-10622; no summaries listed; S.M. Dunne, atty.; M.D. Coleman, B.J.
Sabrina M Miller, 5505 N 7th Street, Philadelphia, PA 19120 -- United States Trustee; 24-10623; no summaries listed; D.M. Offen, atty.; M.D. Coleman, B.J.

**ORPHANS' COURT
DIVISION**

Before CARRAFIELLO, J.

ORDERS AND DECREES

FEB. 26, 2024

Estate of John Dooley, AIP; Petition marked withdrawn; E. Bialas.
Estate of Nancy Becker, AIP; Adjudicated incapacitated; plenary guardians of person and estate appointed; E. Bialas.

ORDERS AND DECREES

Before SHEILA WOODS-SKIPPER, J.

FEB. 26, 2024

Estate of James C. Rush, DE; Decree issued; J. Jones; R. Dixon.
Estate of Kenneth Johnson; Decree issued; J. Peterson..
Estate of Kenneth Johnson; Decree issued; J. Peterson..
Corporate Fiduciary: Cumberland Trust and Investment Co.; K. Behrens.
Corporate Fiduciary: Brown Brothers Harriman Trust Co. of Delaware, N.A.; P. Antoine.
In Re: Marriage Record #B-56035; Decree Issued; N. Proy.

Orders have been entered in the following civil matters:

Minor's incapacitated person's compromise petitions:

Estate of Millard v. 1526 Lombard Street Operations, LLC d/b/a Powerback Rehabilitation 1526 Lombard Street, et al.

Estate of Taylor v. 1526 Lombard Street Operations, LLC d/b/a Powerback Rehabilitation 1526 Lombard Street, et al.

Estate of Carlson and Farrell v. Inglis House, Inglis Foundation; Inglis House Medical Specialists, et al.

Estate of Allen v. Prabhakara R. Tumpati, M.D., Poly-Tech Sleep Services, LLC, et al.

Estate of Hailey v. Aaron Jenin, John Jones, et al.; J. Zafran.

Court Notices

continued from 1

(2) the requirement that the respondent-attorney respond to the allegations against the respondent-attorney by filing with the district office a statement of position. Unless a shorter time is fixed by the Chief Disciplinary Counsel in such notice, the respondent-attorney shall have 30 days from the date of such notice within which to file a statement of position in the district office.

The notice requirements of this subdivision (b) shall be applicable to any Form DB-7A (Supplemental Request for Statement of Respondent's Position), in which case the notice shall advise the respondent-attorney of the requirement that the respondent-attorney respond to the supplemental allegations by filing with the district office a statement of position with respect thereto.

The Form DB-7 may inquire as to a respondent-attorney's compliance with Rule of Professional Conduct 1.20 (relating to lawyer succession planning) and may request that the respondent-attorney produce the writing required by subdivision (a) of Rule 1.20.

SUPREME COURT OF PENNSYLVANIA CRIMINAL PROCEDURAL RULES COMMITTEE

NOTICE OF PROPOSED RULEMAKING

Proposed Amendment of Pa.R.Crim.P. 403, 407, 408, 409, 411, 412, 413, 414, 422, 423, 424, 454, 462, 470, 702, 704, 705.1, 706, 1002, and 1030, adoption of Pa.R.Crim.P. 454.1, 456.1, 456.2, 702.1, 705.2, and 706.1, and rescission and replacement of Pa.R.Crim.P. 456

The Criminal Procedural Rules Committee is considering proposing to the Supreme Court of Pennsylvania the proposed amendment of Pa.R.Crim.P. 403 (Contents of Citation), 407 (Pleas in Response to Citation), 408 (Not Guilty Pleas – Notice of Trial), 409 (Guilty Pleas), 411 (Procedures Following Filing of Citation – Issuance of Summons), 412 (Pleas in Response to Summons), 413 (Not Guilty Pleas – Notice of Trial), 414 (Guilty Pleas), 422 (Pleas in Response to Summons), 423 (Not Guilty Pleas – Notice of Trial), 424 (Guilty Pleas), 454 (Trial in Summary Cases), 462 (Trial De Novo), 470 (Procedures Related to License Suspension After Failure to Respond to Citation or Summons or Failure

to Pay Fine and Costs), 702 (Aids in Imposing Sentence), 704 (Procedure at Time of Sentencing), 705.1 (Restitution), 706 (Fines or Costs), 1002 (Procedure in Summary Cases), and 1030 (Scope of Summary Municipal Court Traffic Division Rules), adoption of Pa.R.Crim.P. 454.1 (Sentencing in Summary Cases), 456.1 (Ability to Pay Determination), 456.2 (Commonwealth Request for Ability to Pay Hearing), 702.1 (Ability to Pay Determination), 705.2 (Fines – Sentencing), and 706.1 (Commonwealth Request for Ability to Pay Hearing), and rescission and replacement of Pa.R.Crim.P. 456 (Default Procedures: Restitution, Fines, and Costs) for the reasons set forth in the accompanying publication report. Pursuant to Pa.R.J.A. 103(a)(1), the proposal is being published in the Pennsylvania Bulletin for comments, suggestions, or objections prior to submission to the Supreme Court.

Any report accompanying this proposal was prepared by the Committee to indicate the rationale for the proposed rulemaking. It will neither constitute a part of the rules nor be adopted by the Supreme Court.

Additions to the text of the proposal are bolded and underlined; deletions to the text are bolded and bracketed.

The Committee invites all interested persons to submit comments, suggestions, or objections in writing to:

Joshua M. Yohe, Counsel Criminal
Procedural Rules Committee
Supreme Court of Pennsylvania
Pennsylvania Judicial Center
PO Box 62635
Harrisburg, PA 17106-2635
FAX: (717) 231-9521 criminalrules@pacourts.us

All communications in reference to the proposal should be received by April 24, 2024. E-mail is the preferred method for submitting comments, suggestions, or objections; any e-mailed submission need not be reproduced and resubmitted via mail. The Committee will acknowledge receipt of all submissions.

By the Criminal Procedural Rules Committee,
Stefanie J. Salavantis
Chair

To publish your Corporate Notices,
Call: Jennifer McCullough at 215-557-2321
Email : jmccullough@alm.com

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ESTATE NOTICES

NOTICE TO COUNSEL
Your attention is directed to Section 3162 of the Probate, Estates and Fiduciaries Code of June 30, 1972 (Act No. 164) which requires advertisement of grant of letters to contain the name and address of the personal representatives.

ORPHANS' COURT OF PHILADELPHIA COUNTY

Letters have been granted on the Estate of each of the following decedents to the representatives named, who request all persons having claims against the Estate to present them in writing and all persons indebted to the Estate to make payment to them (unless otherwise noted all addresses being in Philadelphia)

ARMSTEAD, MARY A. -- Veronica Hinton, Executrix, c/o David N. Rubin, Esq., 1500 JFK Blvd., Suite 1030, Philadelphia, PA 19102; David N. Rubin, Atty., 1500 JFK Blvd., Suite 1030, Philadelphia, PA 19102.

2-29-3*

GEORGE, BARBARA A. -- Wayne George, Executor, 62 Cypress Place, Newtown, PA 18940; Kevin J. Murphy, Atty., Mazullo & Murphy, P.C., 2003 Lower State Road, Suite 120, Doylestown, PA 18901.

2-22-3*

KONIECZNY, ANNE -- Elizabeth Anne Whitman, 1003 Hartel Avenue, Philadelphia, PA 19111 and Valerie Anne Seminack, 920 Kirkwood Avenue, Huntingdon Valley, PA 19006, Co-Executrices; David A. Schweizer, Atty., Maniaci, Ciccotta & Schweizer, 6720 Frankford Avenue, Philadelphia, PA 19135.

2-22-3*

MITCHELL, BERNADETTE P. -- Theresa B. Angelo, Administratrix, 1900 JFK Blvd., Apt. 407, Philadelphia, PA 19103.

2-15-3*

RICHARDSON, ANN M. -- Teresa Richardson, Executrix, 1422 E. Columbia Avenue, Philadelphia, PA 19125.

2-15-3*

RILEY, CAS -- Wanda Campbell and Debra G. Speyer, Esquire, Co-Administrators, c/o Debra G. Speyer, Esquire, Two Bala Plaza, Suite 300, Bala Cynwyd, PA 19004; Debra G. Speyer, Atty., Two Bala Plaza, Suite 300, Bala Cynwyd, PA 19004.

2-22-3*

SCAVEN, JOSEPH C. -- Gregory J. Scaven, Executor, c/o Halligan & Keaton, P.C., P.O. Box 1970, Media, PA 19063; D. Selaine Keaton, Atty., Halligan & Keaton, P.C., P.O. Box 1970, Media, PA 19063.

2-29-3*

CITY COUNCIL

City of Philadelphia
Public Hearing Notice
The Committee on Public Health and Human Services of the Council of the City of Philadelphia will hold a Public Hearing on **Friday, March 8, 2024, at 10:00 AM, in Room 400, City Hall**, to hear testimony on the following items:

240115 Resolution authorizing the Committee on Public Health and Human Services to hold hearings examining proposed solutions to racial disparities in the maternal mortality rate in the City of Philadelphia.

Immediately following the public hearing, a meeting of the Committee on Public Health and Human Services, open to the public, will be held to consider the action to be taken on the above listed items.

Copies of the foregoing items are available in the Office of the Chief Clerk of the Council, Room 402, City Hall.

2-29-1*

City of Philadelphia
Public Hearing Notice
The Committee of the Whole of the Council of the City of Philadelphia will hold a Public Hearing on **Monday, March 11, 2024, at 1:00 PM, in Room 400, City Hall**, to hear testimony on the following items:

240029 Resolution confirming the appointment of Adam N. Geer as the Chief Public Safety Director.

240038 Resolution confirming the appointment of Renee Garcia, Esq., as the City Solicitor.

240075 Resolution appointing Paul Levy to the Board of Directors of the Center City District.

240078 Resolution appointing Louis Tice to the Board of Directors for the Old City Special Services District.

240079 Resolution appointing Elizabeth Woods to the Board of Directors for the Old City Special Services District.

Immediately following the public hearing, a meeting of the Committee of the Whole, open to the public, will be held to consider the action to be taken on the above listed items.

Copies of the foregoing items are available in the Office of the Chief Clerk of the Council, Room 402, City Hall.

2-29-1*

NAME CHANGE

Court of Common Pleas for the County of Philadelphia, February Term, 2024, No. 0564. NOTICE IS HEREBY GIVEN that on February 15, 2024, the petition of **David Phillip Kearney** was filed, praying for a decree to change their name to **June Marie Kearney**. The Court has fixed March 25, 2024, at 12:00 P.M. in Room No. 691, City Hall, Philadelphia, Pa., for a hearing. All persons interested may appear and show cause if any they have, why the prayer of the said petitioner should not be granted.

2-29-1*

Court of Common Pleas for the County of Philadelphia, February Term, 2024, No. 240201183. NOTICE IS HEREBY GIVEN that on February 12, 2024, the petition of **Mark Anthony Colon** was filed, praying for a decree to change his name to **Marc Anthony Colon**. The Court has fixed March 25, 2024, at 11:30 A.M. in Room No. 691, City Hall, Philadelphia, Pa., for a hearing. All persons interested may appear and show cause if any they have, why the prayer of the said petitioner should not be granted.

Kay Hennessy Seven, Esquire
Hennessy Law
101 Lindenwood Drive, Suite 225
Malvern, PA 19355

2-29-1*

RECORDS DEPARTMENT

NOTICE IS HEREBY GIVEN, under Philadelphia Home Rule Charter Section Number 8-407 that on February 26, 2024, **Philadelphia Board of Ethics Regulation 1 ("Campaign Finance")** promulgated by the Philadelphia Board of Ethics was filed with the Department of Records on February 26, 2024, Room 158, City Hall, available to view at

<https://www.phila.gov/>

[departments/](https://www.phila.gov/departments/)

[department-of-records/](https://www.phila.gov/departments/departments-of-records/)

[proposed-regulations/#/](https://www.phila.gov/departments/departments-of-records/proposed-regulations/#/)

Anyone affected thereby may file a written request for a hearing with the Department of Records within thirty (30) days of February 26, 2024, including by sending an e-mail to regulations@phila.gov. The Board has already scheduled a public hearing on the proposed regulation to be held on March 20, 2024 at 1:00 pm. In the following weeks, instructions on how members of the public may participate in the public hearing will be posted on the Board's website at: <https://ethics.pub>.

James P. Leonard, Esq.

Commissioner of Records

2-29-1*

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Partnerships, Joint Ventures & Strategic Alliances

by Stephen I. Glover

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ALM.

ELECTION NOTICE
GENERAL PRIMARY AND SPECIAL ELECTION
TUESDAY, APRIL 23, 2024

INFORMATION STATEMENT ON ACCESS TO THE ELECTION PROCESS FOR PEOPLE WITH
DISABILITIES IN THE CITY OF PHILADELPHIA

In accordance with Title II of the Americans with Disabilities Act of 1990 and the Voter Accessibility for the Elderly and Handicapped Act of 1984, the City of Philadelphia does not discriminate against people with disabilities in providing access to its election process. According to these federal laws, the City of Philadelphia is required to ensure that its election process as a whole is accessible to people with disabilities in all elections. This means that polling places shall be accessible to people with disabilities to the extent that accessible locations are available within each election district.

The Office of the City Commissioners designates and lists polling place accessibility in varying degrees. Polling places that fully meet all federal and state criteria are designated with an “F” for fully accessible building and an “H” for handicapped parking. If a polling place location does not fully meet these federal and state criteria but provides relative accessibility with minor assistance in entry, then that location will be designated with a “B” for substantial accessibility. If a fully accessible location, that meets all federal and state criteria (designated as “FH”), is not available for a polling place in your election division, voting accessibility will be provided through the use of an Alternative Ballot in accordance with directives issued by the Secretary of the Commonwealth. If you are a registered voter who is disabled or age 65 or older and who is not assigned to a polling place that has been designated as “FH”, you are qualified to vote using an Alternative Ballot.

ONLY THE FOLLOWING WARDS AND DIVISIONS POLLING PLACES HAVE BEEN DESIGNATED AS “FH” OR FULLY ACCESSIBLE. IF YOU ARE A REGISTERED VOTER IN ANY ELECTION DISTRICT IN PHILADELPHIA, EXCEPT FOR THOSE LISTED BELOW, AND YOU ARE DISABLED OR AGE 65 OR OLDER YOU ARE ELIGIBLE TO VOTE FROM HOME USING AN ALTERNATIVE BALLOT OR AT CITY HALL ROOM 142 ON ELECTION DAY USING AN EMERGENCY ALTERNATIVE BALLOT:

THIS LIST IS SUBJECT TO CHANGE – REFER TO THE WEBSITE BELOW FOR UP-TO-DATE INFORMATION

AVISO DE ELECCIONES
ELECCIONES GENERALES PRIMARIAS Y ESPECIALES
MARTES, 23 DE ABRIL DE 2024

DECLARACIÓN DE INFORMACIÓN SOBRE EL ACCESO AL PROCESO DE ELECCIONES PARA LAS
PERSONAS CON DISCAPACIDADES EN LA CIUDAD DE FILADELFIA

De acuerdo con el Título II de la Ley de Americanos con Discapacidades de 1990 y la Ley de Accesibilidad de Votante para los Ancianos y los Discapacitados de 1984, la Ciudad de Filadelfia no discrimina a la gente con discapacidades al suministrar acceso para el proceso de elecciones. Según estas leyes federales, se requiere que la Ciudad de Filadelfia asegure que su proceso de elecciones en conjunto sea accesible a la gente con discapacidades en todas las elecciones. Esto significa que los sitios de votación serán accesibles a los discapacitados de tal manera que haya locaciones accesibles disponibles dentro de cada distrito electoral.

La Oficina de los Comisionados de la Ciudad designan y enumeran la accesibilidad de los lugares de votación en grados variables. Los sitios de votación que cumplen en su totalidad con los criterios federales y estatales son designados con una “F” que indica que es un edificio totalmente accesible, y con una “H” que indica que hay estacionamiento para discapacitados. Si un lugar de votación no cumple en su totalidad con estos criterios federales y estatales, pero provee accesibilidad relativa con una pequeña ayuda en la entrada, entonces ese lugar será designado con una “B” que indica que tiene una accesibilidad substancial. Si no hay disponible un lugar totalmente accesible, que cumpla con todos los criterios federales y estatales (designados como “FH”), como sitio de votación en su División de elección, la accesibilidad para votar será proporcionada mediante el uso de una Boleta Alternativa de acuerdo con las directrices expedidas por el Secretario del Estado. Si usted es un votante registrado, que es discapacitado o tiene 65 años de edad o más, y no se le ha asignado un lugar de votación que haya sido designado como “FH”, entonces cumple con los requisitos para votar mediante una Boleta Alternativa.

SÓLO LOS CENTROS DE VOTACIÓN DE LOS DISTRITOS Y LAS DIVISIONES ELECTORALES QUE SE MENCIONAN A CONTINUACIÓN SE HAN DESIGNADO COMO “FH” O TOTALMENTE ACCESIBLES. SI USTED ES UN VOTANTE REGISTRADO EN CUALQUIER DISTRITO ELECTORAL DE FILADELFIA, SALVO EN AQUELLOS QUE SE ENUMERAN A CONTINUACIÓN, Y ES DISCAPACITADO O MAYOR DE 65 AÑOS, CUMPLE CON LOS REQUISITOS PARA VOTAR DESDE SU HOGAR MEDIANTE UNA BOLETA ALTERNATIVA O EN LA SALA 142 DEL AYUNTAMIENTO EL DÍA DE LA ELECCIÓN MEDIANTE UNA BOLETA ALTERNATIVA DE EMERGENCIA:

ESTE AVISO ESTÁ SUJETO A CAMBIOS – PARA OBTENER INFORMACIÓN ACTUALIZADA IR A

選舉公告
州級初選及特殊選舉
2024 年 4 月 23 日，星期二
費城殘疾人參與選舉程序信息聲明

根據 1990 年《美國殘疾人法案》第二章的規定和根據 1984 年《老年人和殘疾人選民無障礙參與選舉法案》的規定，費城市不歧視殘疾人，並為殘疾人提供參與選舉的途徑。根據這些聯邦法律，費城市必須確保殘疾人可以參與所有選舉的所有選舉程序。這意味著，每個選區都應設有可供殘疾人無障礙進入的投票站。

市政府選舉委員會辦公室指定並列出投票站的無障礙級別。完全符合所有聯邦和州標準的無障礙的投票站被指定為「F」，即完全無障礙的建築物。「H」表示有殘疾人停車位。如果投票站建築不完全符合這些聯邦和州的無障礙標準，但在進入時提供額外的協助，則該地點將被指定為「B」，即具有基本無障礙性。如果您所在的選區沒有符合所有聯邦和州標準（指定為「FH」）的完全無障礙投票站，則根據州務卿頒布的法令，無障礙參與投票的方式將通過使用替代選票來實現。如果您是登記選民，且為殘疾人或年齡在 65 歲或以上，且沒有被分配到指定的「FH」投票站投票，則您有資格使用替代選票進行投票。

僅以下行政區和選區的投票站被指定為「FH」或完全無障礙。如果您是費城任一選區的登記選民（下表列出選區的選民除外），且您是殘疾人或年齡在 65 歲或以上，則您有資格使用替代選票在家中投票或是在選舉日當天在市政廳 142 室通過緊急替代選票進行投票：

此列表可能會更改 - 請參閱以下網站以獲得最新信息

VOTE.PHILA.GOV

Ward Barrio 行政區	Division División 選區	Address Dirección 地址	Location Ubicación 地點	Ward Barrio 行政區	Division División 選區	Address Dirección 地址	Location Ubicación 地點
3	19	5845 Catharine St.	Caring People Alliance (Former Sharon Bapt. Community Ctr)	44	7, 18	616 N. 52 nd St.	Stephen Gold Residences
5	15, 20	1039 N. Lawrence St.	St. John Neumann Center	44	8	4901 Chestnut St.	West Phila. High School
6	2	4400 Fairmount Ave.	Angela Court Nursing Home	47	3, 12	1410 N. 16 th St.	Beckett Gardens Community Center
6	6, 16	761 N. 47 th St.	Lucien E. Blackwell Community Ctr	48	7, 22	2627 Mifflin St.	St. John Neumann Place II
6	11	4035 Parrish St.	Sarah Allen Senior Housing	49	8	6926 Old York Rd.	PASSi - Evergreen Center
6	17	4700 Parkside Ave.	Discovery Charter School	50	9, 21	915 E. Gowen St.	Presbytery of Philadelphia
7	8, 9	4261 N. 5 th St.	Nueva Esperanza Building	50	16, 20, 24, 30	7401 Limekiln Pk.	Masjidullah Mosque
7	13, 17	200 E Somerset St.	Somerset Villas	52	3	3900 City Ave.	Presidential City Apartments-Jefferson Building
8	25	2 Franklin Town Blvd.	Fountain View at Logan Square	52	11, 12	2600 Belmont Ave.	Inglis House
8	30	17 th St., South of Spring Garden St.	Community College of Phila. (Winnet Building)	52	22, 23	1717 N. 54 th St.	Wynnefield Place
9	4, 5, 17	20 E Mermaid Lane	Chestnut Hill Friends Meeting	54	8, 14, 15, 16, 17, 18, 19, 20, 21, 22	7001 Horrocks St.	Solis Cohen School
9	12	7301 Germantown Ave.	Lutheran Theological Seminary	56	29, 31, 39, 41	9151 Old Newtown Rd.	American Legion Post 810
13	6, 7, 8	4340 Germantown Ave.	Nicetown Court	56	30, 35	1915 Welsh Rd.	Supportive Behavioral Health Resources
14	5	1100 Fairmount Ave.	Gladys Jacobs Apartments	57	3, 13, 14, 17, 18, 28	8724 Crispin St.	Pennypack Woods Home Association
14	8	1100 Poplar St.	John F Street Community Center	58	5, 21	13500 Philmont Ave.	Calvary Chapel
17	1, 2, 3, 4, 12	6401 Ogontz Ave.	Mt Airy Church of God in Christ	58	9, 13, 17	608 Welsh Rd.	St. Thomas Syro Malabar Church
18	1, 2	1340 Frankford Ave.	Lutheran Settlement House	58	19	9896 Bustleton Ave.	Paul's Run Retirement Community
19	2, 3, 4	3300 N. 3 rd St.	Munoz Marin School	59	20	633 W. Rittenhouse St.	Rittenhouse Hill Apartments
19	6, 7	2800 N. American St.	Congreso Edu. & Training Ctr.	59	25	6300 Greene St.	Wesley Enhanced Living at Stapeley
19	11, 19	2400 N. Front St.	Hunter School	60	1, 2, 8, 12, 23	4901 Chestnut St.	West Phila. High School
20	2, 3, 4, 11	1601 N. 12 th St.	Bright Hope Baptist Church	60	4, 6	5429 Chestnut St.	Holmes Senior Apartments
21	43	705 E. Cathedral Rd.	Andorra Branch Library	61	22	6926 Old York Rd.	PASSi - Evergreen Center
22	3	6511 Lincoln Dr.	Unitarian Society of Germantown	63	2	7902 Oxford Ave.	Memorial Presbyterian Church
27	2	4400 Baltimore Ave.	HMS School	63	7	8580 Verree Rd.	Lafayette Redeemer Health
29	4, 7	1515 N. 24 TH St.	Sharswood Tower	63	11, 23	900 Pine Valley Blvd.	Villages of Pine Valley Clubhouse
30	1	1525 Fitzwater St.	Gideon Hall @Scottish Rite House	63	21	608 Welsh Rd.	St. Thomas Syro Malabar Church
34	22	6333 Malvern Ave.	Overbrook School for the Blind Field House	64	4, 5, 8, 9, 10, 13, 14	3201 Ryan Ave.	Lincoln High School
35	15, 16, 17, 22	5500 Langdon St.	Samuel Fels High School	64	15	8401 Roosevelt Blvd	Wesley Enhanced Living Pennypack Park
37	9	2862 Germantown Ave.	Warnock Village	65	6, 7	9617 James St.	Regina Coeli Home Association (Former Knights of Columbus)
38	1	3226 McMichael St.	Abbottsford Homes Community Center	66	1, 5, 12	2980 Southampton Rd.	I.B.P.A.T. Union Hall
38	17	4200 Wissahickon Ave.	Salvation Army KROC Center	66	2, 7, 17	11630 Caroline Rd.	F.O.P. Lodge #5
38	19	4349 Ridge Ave.	Falls Ridge Apartments	66	24, 44	11099 Knights Rd.	Katherine Drexel Library
40	31, 50	7100 Grovers Ave.	Hardy Williams Veterans Center	66	29, 46	11081 Knights Rd.	Benjamin Rush High School
42	1	4501 G St.	City Sign Shop				

An Alternative Ballot may be obtained for any election, upon your advance request on an Alternative Ballot Application. The applications may be obtained at the County Board of Elections in Room 142, City Hall or by contacting (215) 686-VOTE, or TTY/TDD through the Hamilton Relay System. TDD users may utilize this service by calling 1-800-654-5984 and telling the communications assistant they want to speak to the Pennsylvania Bureau of Elections at (717) 787-5280.

Alternative Ballot Applications by mail must be submitted to the County Board of Elections no later than 7 days before the election. Alternative Ballots must be returned to the County Board of Elections no later than the close of the polls, at 8:00 P.M. on Election Day. **Additionally**, registered electors with disabilities may apply for an Emergency Alternative Ballot Application and cast their ballot in person at the County Board of Election, in Room 142, City Hall, up to the close of the polls on Election Day. In addition, the City shall provide registration materials in large print at each registration facility and voting instructions in large print at each polling place.

Should you have any questions about your rights, or the City's obligations under these laws, or if you need assistance in determining if your polling place fully meets federal and state criteria, please contact the Accessibility Compliance Office, or the County Board of Elections.

Es posible obtener una Boleta Alternativa para cualquier elección, a petición avanzado de una solicitud de boleta alternativa. Las solicitudes se pueden obtener en la Junta de Elecciones del Condado en Sala 142, del Ayuntamiento o llamando al teléfono (215) 686-VOTE, o por TTY/TDD (Teletipo/Aparato de Telecomunicación para Sordos) a través del Hamilton Relay System. Los usuarios de TDD pueden utilizar este servicio llamando al 1-800-654-5984 e informándole al asistente de comunicaciones que desean hablar con la Oficina de Elecciones de Pensilvania en el (717) 787-5280.

Las Solicitudes de Boleta Alternativa deben enviarse por correo a la Junta de Elecciones del Condado a más tardar siete días antes de la elección. Las Boletas Alternativas deben devolverse a la Junta de Elecciones del Condado a más tardar al momento del cierre de las urnas, a las 8:00 p.m. del Día de Elecciones. **Además**, los electores registrados con discapacidades pueden pedir una Solicitud de Boleta Alternativa de Emergencia y depositar la boleta personalmente en la Junta de Elecciones del Condado, en sala 142, del Ayuntamiento, hasta el momento del cierre de elecciones durante el Día de Elecciones. Además, la Ciudad proporcionará materiales de inscripción en letras grandes en cada instalación de inscripción, y suministrará las instrucciones en letras grandes sobre cómo votar en cada sitio de votación.

Si tiene alguna pregunta sobre sus derechos o sobre las obligaciones de la Ciudad según estas leyes, o si necesita ayuda para determinar si su lugar de votación cumple en su totalidad con los criterios federales y estatales, comuníquese con la Oficina de Cumplimiento con la Accesibilidad, o la Junta de Elecciones del Condado.

替代選票可適用於任何選舉，具體取決於您之前在替代選票申請中所提出的要求。申請表格可通過以下方式獲得：縣選舉委員會辦公室（市政廳 142 室）；或撥打電話：(215) 686-VOTE；或通過 Hamilton Relay System 中繼系統的 TTY/TDD 服務。TDD 用戶可通過以下方式使用該服務，撥打電話：1-800-654-5984，並告訴通訊助理他們希望與賓夕法尼亞州選舉辦公室通話，電話為 (717) 787-5280。

郵寄的替代選票申請表至少必須在選舉日 7 天前寄到縣選舉委員會辦公室。替代選票必須在選舉結束前交回縣選舉委員會辦公室，即選舉當日晚上 8 點前。此外，已登記的殘疾人選民可申請緊急替代選票申請表，並在選舉日投票結束之前，親自前往縣選舉委員會辦公室（市政廳 142 室）投票。而且，費城市會在每個登記站提供大字體的登記材料，並在每個投票地點提供大字體的投票說明。

如果您對自己的權利或本市在履行這些法律義務方面有任何疑問，或者如果您需要協助以了解您的投票站是否完全符合聯邦和州的無障礙標準，請聯繫無障礙監管辦公室或縣選舉委員會。

City Commissioners' Office
Oficina del Comisionado de la Ciudad
市政府選舉委員會辦公室
City Hall, Philadelphia, PA 19107

County Board of Elections
Junta de Elecciones del Condado
縣選舉委員會
City Hall, Room 142
Philadelphia, PA 19107
(215) 686-VOTE

Accessibility Compliance Office
Oficina de Cumplimiento con la
Accesibilidad
無障礙監管辦公室
1401 JFK Blvd, MSB 10th Fl
Philadelphia, PA 19102 – 1677

Tax Collection Sale

City of Philadelphia
TAX COLLECTION SALE

Sale. . . Under provisions of Act of Assembly May 16, 1923, P.L. 207 and the Amendments thereto, and as required by the Act of March 15, 1956 - No. 388, subject to the right of redemption as provided by law, real estate as follows:

Properties to be sold by Office of the Sheriff, City and County of Philadelphia
10:00 a.m. March 8, 2024
at <https://www.bid4assets.com/philadelphia> Rochelle Bilal, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
2403	6001	3213 N HOPE ST A/K/A 3213 HOPE ST 19140	7TH	616 SQ. FT.	2403	6018	3430 DILLMAN ST 19140	19TH	700 SQ. FT.
2403	6002	3359 HOPE ST AKA 3359 N HOPE ST 19140	7TH	621 SQ. FT.	2403	6019	3343 N ORKNEY ST 19140	19TH	475 SQ. FT.
2403	6003	3314 WATERLOO ST 19140	7TH	581 SQ. FT.	2403	6020	3430 N REESE ST 19140	19TH	520 SQ. FT.
2403	6004	4419 N 4TH ST 19140	7TH	716 SQ. FT.	2403	6021	3428 N FAIRHILL ST 19140	19TH	546 SQ. FT.
2403	6005	1525 W SELTZER ST 19132	11TH	672 SQ. FT.	2403	6022	235 W WENSLEY ST 19140	19TH	672 SQ. FT.
2403	6006	1911 W HILTON ST 19140	11TH	924 SQ. FT.	2403	6023	259 W THAYER ST 19140	19TH	672 SQ. FT.
2403	6007	2024 W ESTAUGH ST 19140	11TH	1,500 SQ. FT.	2403	6024	351 N ROBINSON ST 19139	34TH	998 SQ. FT.
2403	6008	3327 N 20TH ST 19140	11TH	1,565 SQ. FT.	2403	6025	7103 GREENWAY AVE 19142	40TH	1,268 SQ. FT.
2403	6009	5320 WAKEFIELD ST 19144	12TH	1,925 SQ. FT.	2403	6026	824 W TIOGA ST 19140	43RD	874 SQ. FT.
2403	6010	5625 UTAH ST 19144	12TH	525 SQ. FT.	2403	6027	3300 GERMANTOWN AVE 19140	43RD	860 SQ. FT.
2403	6011	5554 HEISKELL ST 19144	12TH	2,771 SQ. FT.	2403	6028	643 W TIOGA ST 19140	43RD	885 SQ. FT.
2403	6012	4435 N BANCROFT ST A/K/A 4435 BANCROFT STREET 19140	13TH	774 SQ. FT.	2403	6029	647 W TIOGA ST 19140	43RD	927 SQ. FT.
2403	6013	4440 N 18TH ST 19140	13TH	945 SQ. FT.	2403	6030	3621 N RANDOLPH ST 19140	43RD	933 SQ. FT.
2403	6014	4456 N CLEVELAND ST 19140	13TH	705 SQ. FT.	2403	6031	4981 W THOMPSON ST 19131	44TH	1,412 SQ. FT.
2403	6015	6015 N LAMBERT ST 19138	17TH	992 SQ. FT.	2403	6032	4911 HOOPES ST 19139	44TH	935 SQ. FT.
2403	6016	2961 N ORIANNA ST 19133	19TH	609 SQ. FT.	2403	6033	624 W LURAY ST 19140	49TH	992 SQ. FT.
2403	6017	3432 N PHILIP ST 19140	19TH	520 SQ. FT.					

Conditions of Sheriff Sale for JUDICIAL TAX SALES

1. Based on the health and safety recommendations of the Centers for Disease Control and Prevention ("CDC") and Pennsylvania Department of Health ("Department of Health") due to the COVID-19 pandemic, the scheduled sale shall be conducted virtually at Bid4Assets.com ("Bid4Assets").
2. All bidders must complete the Bid4Assets on-line registration process to participate in the auction ("Auction"). All bidders must submit a One Thousand Five Hundred Dollars (\$1,500.00) deposit ("Deposit") plus a Thirty-Five Dollars (\$35.00) processing fee to Bid4Assets before the start of the Auction. Such single Deposit shall be associated with the Auction held as of this date ("Auction Date") and shall allow a bidder to bid on all of the properties that are listed on the Auction Date.
3. All properties are sold "AS IS" with NO expressed or implied warranties or guarantees whatsoever. The Sheriff and Bid4Assets shall not be liable as a result of any cause whatsoever for any loss or damage to the properties sold. In anticipation of participating in the Auction and purchasing a property, the bidder assumes all responsibility for due diligence. It is the responsibility of the bidder to investigate any and all liens, encumbrances and/or mortgages held against the property which may not be satisfied by the post-sale Schedule of Proposed Distribution under Pa. R.C.P. 3136 ("Schedule of Proposed Distribution").
4. The opening bid for all tax delinquent properties will be One Thousand Six Hundred Dollars (\$1,600.00). The opening bid for tax lien auctions will vary (see auctions for details). By close of business the day after the auction, the purchaser is responsible for 10% of the purchase price for each property purchased or \$600 whichever is greater. Plus a buyer's premium of 10% of the total purchase price of each property purchased. The purchaser shall pay the balance of 90% of the purchase price for each property purchased plus a \$35 processing fee by 5:00PM EST on the fifteenth (15th) calendar day following the Auction Date unless that day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST.
5. Failure to comply with the Conditions of Sale including, but not limited to, the failure to pay the remaining balance by any due date (the 10% down payment due date is the day following the auction; the 90% balance due date is 15 days after the auction date) and complying with all post-sale instructions required by the Sheriff and Bid4Assets, shall result in a default ("Default") and the down payment shall be forfeited by the bidder.
6. The highest bidder shall be responsible for any and all post sale costs that are imposed by law, which are incurred by the Sheriff. Please be advised that Realty Transfer Taxes have been calculated and included in the bid amount.
7. On any auction that results in a third-party sale, the bidder who was directly outbid by the highest bidder will be given the option to register as a second bidder. If the second bidder accepts this option, he/she agrees to purchase the property for the same price as the highest bidder. The second bidder shall deposit 10% of the purchase price by 5:00PM EST on the first (1st) business day following the auction date. On that date the second bidder will be apprised of the status of the winning bidder's deposit, and shall be told his/her 10% will be kept on deposit. The second bidder shall also be told he/she is liable for the 90% balance fifteen (15) calendar days from this date, if the highest bidder does not comply. If the highest bidder did not complete the sale, second bidder will have five (5) calendar days to complete the sale. If that 5th day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST. If the second bidder is non-compliant he/she will forfeit his/her deposit to Sheriff. If the highest bidder completes the transaction, the second bidder will get his/her deposit refunded within 10 business days.
8. The Sheriff's Office, in its sole discretion, may cancel the sale after the auction closes for any reason.
9. The Plaintiff, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.
10. The tax servicer, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.
11. All bidding after the minimum bid, as described in Paragraph 4., shall be in increments of at least One Hundred Dollars (\$100.00)
12. The winning bidder must file a certificate of compliance with the Philadelphia Sheriff's Office. If the Sheriff's grantee is to be anyone other than the winning bidder registered with Bid4Assets, a notarized written assignment must be filed with the Sheriff's Office of Philadelphia. Both the bidder and the assignee must file a certificate of compliance with the Philadelphia Sheriff's Office. Failure of either the bidder or the assignee to obtain a certificate of compliance will be treated as a failure to meet the conditions of sale and result in the forfeiture of the 10% deposit.
13. The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at the discretion of the Sheriff, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.
14. The Sheriff reserves the right to refuse purchase from bidders who have failed to enter deposits, failed to make settlement or for any other reason at Sheriff's sole discretion and further reserves the right to deny access to future sales for a period of time as determined by the Sheriff.
15. The Sheriff will file in the Prothonotary's office a Schedule of Distribution Thirty (30) Days from the date of sale of Real Estate. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within Ten (10) days thereafter. Any balance exceeding the payouts per the Schedule of Distribution and Exceptions thereto, shall be paid to the homeowner at the time of sale.
16. The properties at today's sale may be subject to a right of redemption, meaning the property owner or other parties of legal interest in the property may file a petition to get the property back after the sale. Generally there are 9 months to redeem the property from the date the Sheriff's office acknowledges the deed for non-vacant properties. We cannot provide any advice as to whether a right to redeem exists on a specific property. If you have questions regarding redemption and protecting your rights we advise that you speak to an attorney.
17. The Philadelphia Land Bank will be bidding on certain properties that have been identified on the Sheriff Sale list. The Land Bank's bids are known as "priority bids," which are authorized by the Commonwealth's Land Bank Act. The properties the Land Bank will be bidding on are being offered for sale at the City's opening bid. However, because the Land Bank has the exclusive right to acquire these properties, no bids other than the Land Bank bids will be accepted.
18. When the Sheriff's Deed Poll is issued to the winning bidder, he/she becomes the official new owner of the property. If the property is occupied, the new owner must start a judicial procedure for ejectment to have the occupant removed.
19. All auctions are conducted pursuant to Pennsylvania Rules of Civil Procedure and the local rules of the City and County of Philadelphia.

Very truly yours,
ROCHELLE BILAL, Sheriff
City and County of Philadelphia
www.OfficeofPhiladelphiaSheriff.com

www.TheLegalIntelligencer.com
For the full online version of the Legal Intelligencer